

Agenda

Recreation/Senior Center & Aquatic Center Expansion Task Force

THURSDAY, OCTOBER 29, 2015

**6:00 PM - Memory Square Swimming Pool
801 Grant Avenue**

**6:45 PM - Recreation/Senior Center
900 W. Via Appia, Brooks Room**

Following Tours of Memory Square Swimming Pool and Recreation/Senior Center:

- I. Call to Order
- II. Welcome and introductions by Chairperson Lipton, staff, and Task Force Members
- III. Overview of Task Force roles and responsibilities
- IV. Background and history of existing Recreation Center
- V. Brief overview of PROST and funding considerations
- VI. Consultant selected to work with the City on plans to address Recreation/Senior Center and Aquatics Facility issues
- VII. Questions of the Taskforce for Chairperson Lipton, Councilmember Loo and City Staff
- VIII. Next steps and work plan
- IX. Determine best time(s) to meet and schedule next meeting
- X. Adjourn

City of Louisville

*Parks & Recreation Department 749 Main Street Louisville CO 80027
303.335.4735 (phone) 303.335.4738 (fax) www.louisvilleco.gov*

**SUBJECT: APPROVAL OF CONSULTANT SERVICES FOR THE POSSIBLE
EXPANSION OF THE RECREATION/SENIOR CENTER AND
AQUATIC CENTER OPTIONS WITH SINK COMBS DETHLEFS**

DATE: OCTOBER 20, 2015

PRESENTED BY: JOE STEVENS, DIRECTOR OF PARKS AND RECREATION

SUMMARY:

The Parks, Recreation, Open Space and Trails Comprehensive Master Plan (PROST) recommended that the City conduct a feasibility study focusing on expanding and improving the Recreation/Senior Center and Indoor and Outdoor Aquatic Facilities. The PROST also includes a survey with the top priorities for indoor and outdoor facilities:

- Indoor Facilities
 - Additional weight room and cardio fitness space
 - Additional indoor leisure pools with aquatic play features
 - Additional fitness class space
 - Additional indoor swimming pools with lap lanes for fitness/swimming/competition
- Outdoor Facilities
 - Aquatic Center/Swimming Pool

Since the PROST was adopted in February 2012, interest has continued to grow with the Youth Advisory Board sharing with City Council on 2014 and 2015 that an outdoor aquatic center was a high priority for their age group. Additionally, City Council members, Recreation/Senior Center and Memory Square customers, swim clubs and the general public have expressed considerable interest in expanding the Recreation/Senior Center and building a new swimming pool. In 1990, when the Recreation/Senior Center opened its doors, major influences were baby boomers or individuals born between 1946 and 1964. Those citizens are now contributing to the nation's "Silver Tsunami" that continues to impact the delivery of Senior Services as well as redefine what recreation means for them. In 2015, U.S. millennials, or U.S. citizens 18 to 34 years of age, will number 75.3 million and eclipse the U.S. boomer population of 74 million. Healthier seniors and millennials will influence future recreational wants, needs and demands as much as boomers impacted the Louisville infrastructure for recreation in the 1990's with the construction of not only the Recreation/Senior Center but also Coal Creek Golf Course and the Louisville Sports Complex.

On October 6, 2015, City Council approved a 13 member Task Force to assist City Council and staff in evaluating a possible Recreation/Senior Center Expansion and possible improvements to indoor and outdoor aquatic facilities. At the August 11, 2015

Council Meeting, City Council gave staff direction to issue a Request for Proposals (RFP) for possible expansion of the Recreation/Senior Center and options for improved aquatic facilities. Staff issued a request for RFP's and received seven well-qualified proposals. Councilmember/Chair Lipton and Parks and Recreation staff including Joe Stevens, Kathy Martin, Allan Gill, Julie Seydel and Diane Evans reviewed and scored the proposals and are recommending awarding a contract to Sink Combs Dethlefs. The following firms submitted proposals:

- Sink Combs Dethlefs
- Barker Rinker Seacat
- Davis Partnership Architects
- Upper 90 Architecture
- Brinkley Sargent Wiginton Architects
- Ohlson Lavoie Collaborative
- Christopher Carvell Architects

All the responses were in the \$80,000-\$110,000 range. Of the 7 proposals, two were short listed and the top candidate was interviewed. Sink Combs Dethlefs (SCD) emerged as the unanimous recommendation of the review committee based, in part, on Recreation/Senior Center and Aquatic Center experience in Colorado and specifically Louisville. SCD has assembled a strong team with an understanding of our community because Sink Combs Dethlefs has a history with the Recreation/Senior Center (conducted an expansion study in 2002); GreenPlay, SCD's Feasibility Consultant, is the firm responsible for the 2012 PROST, MIG (formerly Winston Associates) was responsible for South Street Underpass design, and Water Technology, Inc. is considered an industry leader in swimming pool and aquatic center design. In short, SCD can hit the ground running as they have the expertise as well as past experience in Louisville to work well with the community and Task Force members to complete the feasibility study.

FISCAL IMPACT:

Sink Combs Dethlefs submitted a cost proposal of \$82,828. A future budget amendment will include \$25,000 in 2015 for this purpose and \$60,000 has been requested in the 2016 proposed budget.

RECOMMENDATION:

Award contract to Sink Combs Dethlefs in an amount not to exceed \$85,000.

ATTACHMENT(S):

1. Cost Proposal
2. Contract
3. Sink Combs Dethlefs Proposal

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND SINK COMBS DETHLEFS
FOR CONSULTING SERVICES**

1.0 PARTIES

The parties to this Agreement are the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and Sink Combs Dethlefs, a Professional Corporation for Architecture, hereinafter referred to as the “Consultant”.

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of providing Scoping, Planning, Cost Estimates and Conceptual Design services as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit “B” and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to exceed the amounts set forth in Exhibit “C” attached hereto and incorporated herein by this reference. The City shall pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.) which are deemed necessary for performance of the services and which are pre-approved by the City Manager. The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for pre-approved, reimbursable expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and

such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Allan Gill as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by Allan Gill and such person's designees.
- 5.2 Should any of the representatives be replaced, particularly Chris Kastelic, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.

6.0 TERM

The term of this Agreement shall be October 19th, 2015 to November 21st, 2016, unless sooner terminated pursuant to Section 13, below. The Consultant's services under this Agreement shall commence upon execution of this Agreement by the City and shall progress so that the Services are completed in a timely fashion consistent with the City's requirements.

7.0 INSURANCE

- 7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:
 - 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as

respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.

- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000) per person in any one occurrence and SIX HUNDRED THOUSAND DOLLARS (\$600,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this contract.
- 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies, with the exception of Workers Compensation and Professional Liability, shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate the contract, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.

7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

10.0 INDEPENDENT CONTRACTOR

Consultant and any persons employed by Consultant for the performance of work hereunder shall be independent contractors and not agents of the City. Any provisions in this Agreement that may appear to give the City the right to direct Consultant as to details of doing work or to exercise a measure of control over the work mean that Consultant shall follow the direction of the City as to end results of the work only. **As an independent contractor, Consultant is not entitled to workers' compensation benefits except as may be provided by the independent contractor nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the independent contractor or some other entity. The Consultant is obligated to pay all federal and state income tax on any moneys earned or paid pursuant to this contract.**

11.0 ASSIGNMENT

Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 Colorado law shall apply to the construction and enforcement of this Agreement. The parties agree to the jurisdiction and venue of the courts of Boulder County in connection with any dispute arising out of or in any matter connected with this Agreement.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Exhibit A, the "City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Consultant's Pre-Contract Certification which Consultant has executed and delivered to the City prior to Consultant's execution of this Agreement.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Fax: (303) 335-4550

If to the Consultant:

Sink Combs Dethlefs
Attn: Chris Kastelic, AIA, LEED AP
475 Lincoln Street, Suite 100
Denver, CO 80203

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year of signed by the City.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

CONSULTANT:
Sink Combs Dethlefs
A Professional Corporation for Architecture

By: _____
Robert P. Muckle, Mayor

By: _____

Attest: _____
Nancy Varra, City Clerk

Title: _____

Exhibit A

City of Louisville Public Services Contract Addendum Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

- a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:

By _____

Title: _____

Date

Exhibit B – Scope of Services

Project Scope:

The project scope of services includes but is not limited to the following:

- Evaluate the current Recreation Senior Center and identify strengths, weaknesses and opportunities.
- Develop a minimum of three conceptual plans for public review and comment purposes with estimated design and construction costs to expand the center. The final product shall be the development of a preferred concept suitable for presentation at public meetings. Costs have not been determined and it is anticipated that a bond issue may be authorized for a voter referendum in November 2016.
- Within the Recreation and Senior Center Campus provide a minimum of three concept plans for a standalone aquatic center and or an addition to the Recreation Senior Center Complex. The final product shall be the development of a preferred concept suitable for presentation at public meetings.
- Evaluate the current Memory Square Swimming Pool and provide the City with recommendations regarding its future and/or the site within Memory Square Park.
- Provide a range of cost estimates for each concept/proposal.
- Provide an estimated budget (revenues and expenditures for each conceptual plan).
- Provide data on comparable facilities in similar communities.
- Host three (3) open houses and or charrettes to collect data and obtain feedback from the community, incorporate changes to concept plans as directed by the City.
- Provide a detailed project schedule highlighting the critical path and milestones for each of the concept plans.
- Conduct a survey that is statistically valid to determine whether and at what level the community will or will not support and are willing to pay for the construction and on-going operations of the center's addition and or a new aquatic center.
- Host regularly scheduled meetings with the City, record and distribute meeting minutes.
- Provide progress updates for posting on the City's Website and/or an independent project website for review of progress by stake holders and the public.
- Prepare presentation materials, (graphics, charts, electronic presentation materials etc. as needed) and present to City Council and other stakeholders as requested.
- Your cost should be all inclusive including three public meetings, one study session with City Council, one formal presentation to City Council, a program for Memory Square swimming pool, Recreation Senior Center expansion, revenue / expense estimates and other items and issues that the consultant believes to be valid considerations.

EXHIBIT C

REQUEST FOR COST PROPOSAL

**PROJECT: 2015 RECREATION AND SENIOR CENTER EXPANSION AND AQUATIC CENTER
OPTIONS**

PROJECT NUMBER: 010-720-53100-99

OWNER: CITY OF LOUISVILLE, COLORADO

Project Team Compensation:

Provide unit costs for the project team according to your organization chart. Add additional information as needed.

<u>FIRM Name:</u>	<u>Team Member(s):</u>	<u>Hourly Rate:</u>
Lead Firm: Sink, Combs, Dethlefs	Principal-in-Charge	\$275
	Principal Design Review	\$225
	Project Manager	\$135
	Tech Staff	\$90
	Administration	\$75
Sub-Consultant: Greenplay	Principal-in-Charge	\$150
	Project Manager	\$150
	Project Consultant	\$150
	Tech Staff	\$50
	Administration	\$50
Sub-Consultant: Water Technology Inc.	Principal-in-Charge	\$150
	Project Director	\$105
	Project Designer	\$95
	Tech Staff	\$75
	Administration	\$55
Sub-Consultant: MIG Landscape Design	Principal-in-Charge	\$200
	Principal Design Review	\$200

Project Manager	\$135
Tech Staff	\$75
Administration	\$55

Provide Reimbursable Expenses:

Travel: \$2,130 (3) Trips for Water Technology

Mileage: \$600

Graphics: \$1,000

Other/ Etc: _____

Provide Additional Cost information as needed:

Our Fee Proposal is inclusive of the Scope of Work defined in this letter.

Our Fees are assigned as follows:

Sink Combs Dethlefs	: \$29,000
Green Play	: \$23,688
Water Technology	: \$11,410
MIG	: \$ 4,000
Survey	: \$12,000 est.
Reimbursable Expenses	: \$3,730
Total Proposed Fee	: \$82,828



**SINK
COMBS
DETHLEFS**
SPORTS ARCHITECTURE



Response to Request for Proposal
Recreation and Senior Center Expansion and Aquatic Center Options Project
Project Number: 010-720-53100-99
[September 8th, 2015](#)





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Table of Contents

A. Statement of Interest

- Interest in the Project
- Specialized Experience in the Construction/
 - Renovation of Recreation, Senior Centers and Aquatic Facilities
- Analysis/Identification of Issues
 - Constraints and Opportunities
- Meeting and Exceeding Project Goals

B. Project Approach

- Examples of Similar and Quality Finished Projects
- Innovative Solutions
 - Project Alternatives
 - Opportunities to Add Value to the Project
- On Time and On Budget
 - Accountability for Time, Budget and Value
- Engineering
- Availability
- Detailed Project Schedule Highlighting Critical Path and Milestones for Completion of the Project

C. Project Team Listing

- Organizational Chart
- Key Team Members

D. References

SINK COMBS DETHLEFS

Company Information

SERVICES

ARCHITECTURAL DESIGN
ADA COMPLIANCE
FEASIBILITY STUDIES
WAY FINDING DESIGN
PLANNING AND URBAN DESIGN
RENOVATION DESIGN
3D GRAPHICS AND RENDERING
CAMPAIGN ASSISTANCE/FUNDRAISING
INTERIOR DESIGN
MASTER PLANNING
PROGRAMMING AND SPACE PLANNING
LEED/SUSTAINABLE DESIGN

For over 50 years, Sink Combs Dethlefs has been recognized nationally as a leader in recreation, athletic complex, and multipurpose event center planning and facility design. The 48 person firm, established in 1962, maintains offices in Ann Arbor, Michigan, Denver, Colorado, Chicago, Illinois and Los Angeles, California. Over the years, Sink Combs Dethlefs has worked closely with hundreds of municipalities, colleges and universities to create designs that meet the specific needs of the owners and users.

As a sports architecture firm, Sink Combs Dethlefs is unique. Our sports work encompasses a wide variety of project types (recreation centers, athletics centers, competition venues, training and practice facilities, and golf facilities) for a variety of clients (colleges and universities, professional sports teams, municipalities, special districts, and private developers). The advantage to our diversity is that we can transfer operational models and innovative design ideas between project and client types. With this diversity of knowledge as a resource, we focus very specifically on the objectives and characteristics of each client and each project. Working collaboratively with our clients, we have designed recreation facilities that are innovative, operationally sound, and cost-effective. Creativity, efficiency, excellence, and cost effectiveness have characterized the designs of Sink Combs Dethlefs for 50+ years.

PROJECT TEAM

Chris Kastelic, AIA, LEED AP
Andy Barnard, AIA, LEED AP
Hillary Andren-Wise, AIA, LEED AP

Name of Company / Organization: Sink Combs Dethlefs, A Professional Corporation for Architecture

Type of Organization: Professional Corporation

Address: 475 Lincoln Street, Suite 100 | Denver, CO 80203

Contact Person(s): Chris Kastelic, AIA, LEED AP

Telephone: 303.308.0200

Fax: 303.308.0222

E-mail: kastelic@sinkcombs.com

Addendum #1 received on August 31st, 2015

CONSULTANT TEAM

Water Technology, Inc.

AQUATIC DESIGN

WISCONSIN

HEADQUARTERS
100 PARK AVENUE | P.O. BOX 614
BEAVER DAM, WI 53916
TEL 920.887.7375
WEB WTIWORLD.COM

CONTACT PERSON

Doug Whiteaker
dwhiteaker@watertechnologyinc.com

Water Technology, Inc's (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live. Established in 1983, WTIs goal is to meet the individual needs of communities and translate their visions into successful designs. Today, WTI's world renowned firm staffs over forty professionals in the disciplines of planning, architecture, design, and engineering all dedicated to swimming. WTI's aquatic design and engineering portfolio includes the following venues: Municipal Indoor and Outdoor Pools, Community Center Pools, Family Aquatic Centers, YMCA and YWCA Pools, Competitive Venues, University and School Pools, Community Developments, Resort and Hotel Pools, Therapy and Wellness Pools, Water Playgrounds, Waterparks, Specialized Aquatic Features and Elements.

PROJECT TEAM

Doug Whitaker | Ryan Nachreiner | Adam Pfister

GreenPlay, LLC

FEASIBILITY CONSULTANT

LOUISVILLE

1021 E. SOUTH BOULDER RD. | SUITE N
LOUISVILLE, CO 80027
TEL 303.439.8369
WEB GREENPLAYLLC.COM

CONTACT PERSON

Chris Dropinski, CPRE
chrisd@greenplayllc.com

GreenPlay LLC operates as a consortium of experts to provide services nationally for park, recreation, open space, and related agencies. In 1999, Teresa Penbrooke, MAOM, CPRE, an experienced public parks and recreation professional, identified certain needs in the industry that were not being fully satisfied. Teresa noticed that although many land planning, design, and architecture consultants serviced this industry, most did not have actual operations and management experience within the profession. This reality forced parks and recreation organizations to rely on guidance from multiple consulting firms, often spending needless time organizing and managing these specialists into one cohesive team. GreenPlay became a viable solution by offering practical, innovative, and comprehensive consulting services by professionals with direct experience in parks, recreation, and open space operations and management.

PROJECT TEAM

Chris Dropinski, CPRE | Melissa Chew, CPRP | Bob Eaton

MIG

LANDSCAPE DESIGN

DENVER

158 FILLMORE ST. | SUITE 400
DENVER, CO 80206
TEL 303.440.9200
WEB MIGCOM.COM

Since it was founded in 1982, MIG has focused on planning, designing and sustaining environments that support human development. We embrace inclusivity and encourage community and stakeholder interaction in all of our projects. For each endeavor — in planning, design, management, communications or technology — our approach is strategic, context-driven and holistic, addressing social, political, economic and physical factors to ensure our clients achieve the results they want.

MIG's landscape architects balance user needs with elegant design to create lasting, award-winning sustainable environments. MIG provides a full range of services from concept, design, feasibility studies, and master plans to construction documentation. We have broad experience in the design of civic, community and outdoor environments that contribute to community livability, integrate people with and without disabilities, promote lead healthy, active lifestyles and create a sense of place.

**SIGNATURE PAGE:
RECREATION AND SENIOR CENTER EXPANSION AND AQUATIC CENTER
OPTIONS PROJECT**

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name	Sink Combs Dethlefs
Name and Title of Primary Contact Person	Chris Kastelic, AIA, LEED AP Vice President
Company Address	475 Lincoln Street, Suite 100 Denver, Colorado 80203
Phone Number	303.308.0200
Email Address	kastelic@sinkcombs.com
Company Website if applicable	www.sinkcombs.com

By signing below I certify that:

I am authorized to bid on my company's behalf.

I am not currently an employee the City of Louisville.



**Signature of Person Authorized to Bid on
Team's Behalf**

09/08/15

Date

Note: If you cannot certify the above statements, please explain in the space provided below.

**To be completed by Sink Combs Dethlefs upon execution
of agreement with the City of Louisville, Colorado**

PERFORMANCE BOND

_____, as Principal, hereinafter called the Contractor, and _____, as Surety, with general offices in _____, a Corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, are hereby bound unto the City of Louisville, Colorado, as Obligee, hereinafter called the City, in the penal sum of _____ (\$_____) in the United States currency, for the payment of which sum the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the Contractor has entered into a written contract with the City dated _____, 2015, for _____ in accordance with plans and specifications contained in the Contract, a copy of which Contract is attached hereto and made a part hereof and is hereinafter referred to as the Contract;

NOW, THEREFORE, the conditions of this performance bond are such that, if the Contractor shall satisfactorily perform the Contract, then this bond shall be null and void; otherwise, the Surety shall promptly remedy the default, or shall promptly 1) Complete the Contract in accordance with its terms and conditions, or 2) Obtain a Bid or Bids for completing the contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or if the City elects, upon determination by the City and the Surety jointly of the lowest responsible bidder, arrange for a Contract between such Bidder and the City, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the costs of completion plus liquidated damages additional costs pursuant to Section 12.2 of the General Conditions of the Contract less the balance of the contract price, but not exceeding the amount set forth in the first paragraph hereof. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by the City to the Contractor under the Contract and any amendments thereto, less the amount paid by the City to Contractor.

In addition, if the Contractor or a subcontractor shall fail to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by such Contractor or subcontractor in performance of the Contract or shall fail to duly pay any person who supplies rental machinery tools or equipment all amounts due as the result of the use of such machinery tools or equipment in the prosecution of the Work, then the Surety shall pay the same in the amount not exceeding the sum specified in the bond together with interest at a rate of eight percent per annum.

In addition to the other conditions hereof, this bond shall include all provisions set forth in Section 38-26-106, C.R.S.

THE UNDERSIGNED SURETY for value received hereby agrees that no extension of time, change in, addition to, or other modification of the terms of the Contract of Work to be performed thereunder or the specifications of the Contract Documents shall in any way affect its obligation on this bond and the Surety does hereby waive notice of any such extension of time, change, addition, or modifications.

SIGNED AND SEALED this _____ day of _____, 2015

(Contractor)

(Surety Company)

By: _____ Address: _____
(President)

(Attest)

By: _____
(Attorney-in fact)

LABOR AND MATERIAL PAYMENT BOND

BOND NUMBER: _____

KNOW ALL MEN BY THESE PRESENTS: that

(Firm) _____

(Address) _____

(an Individual), (a Partnership), (a Corporation), hereinafter referred to as "the Principal", and

(Firm) _____

(Address) _____

hereinafter referred to as "the Surety", are held and firmly bound unto the
CITY OF LOUISVILLE, 749 MAIN STREET, LOUISVILLE, COLORADO a Municipal Corporation,
hereinafter referred to as "the Owner", in the penal sum of

_____ Dollars

(\$ _____) in lawful money of the United States, for the payment of which sum well
and truly to be made, we bind ourselves, successors and assigns, jointly and severally, firmly by these
presents.

THE CONDITIONS OF THIS OBLIGATION are such that whereas the Principal entered into a certain
Agreement with the Owner, dated the _____ day of _____, 2015, a copy of which is hereto
attached and made a part hereof for the performance of

NOW, THEREFORE, if the Principal shall make payment to all persons, firms, subcontractors and
corporations furnishing materials for or performing labor in the prosecution of the work provided for in
such Agreement, and any authorized extension or modification thereof, including all amounts due for
materials, lubricants, repairs on machinery, equipment and tools, consumed, rented or used in connection
with the construction of such work, and all insurance premiums on said work, and for all labor, performed
in such work whether by Subcontractor or otherwise, then this obligation shall be void; otherwise to
remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no
change, extension of time, alteration or addition to the terms of the Agreement or to the Work to be
performed thereunder or the specifications accompanying the same shall in any way affect its obligation
on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition
to the terms of the Agreement or to the Work or to the Specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Contractor shall abridge the
right of any beneficiary hereunder, whose claim may be unsatisfied.

In addition to the other conditions hereof, this bond shall include all provisions set forth in Section 38-26-
105, C.R.S.

IN WITNESS WHEREOF, this instrument is executed in (3) counterparts, each one of which shall be deemed an original, this _____ day of _____, 2015.

IN THE PRESENTS OF:

PRINCIPAL

BY: _____

(Title)

Address:

(Corporate Seal)

IN THE PRESENTS OF:

OTHER PARTNERS

BY: _____

BY: _____

IN THE PRESENTS OF:

SURETY:

BY: _____
(Attorney-in fact)

Address:

(Surety Seal)

NOTE: Date of Bond must not be prior to date of Agreement.
If Contractor is a Partnership, all partners must execute Bond.

IMPORTANT: Surety Company must be authorized to transact business in the State of Colorado and be acceptable to the Owner.

A

STATEMENT OF INTENT

SIGNIFICANCE

Louisville has long maintained a reputation as being one of not only Colorado's, but the Nation's most desirable communities in which to live and raise a family, consistently being voted one of the 50 most liveable cities in America by Money Magazine. In part, this reputation is earned from the network of high quality parks, trails and recreational facilities.

As the The Recreation and Senior Center nears its 25th anniversary, there is renewed interest in improvements to this beloved facility. As one of the region's most financially sustainable facilities, the center does many things well, particularly customer service and programs. However, there are many areas in which the existing building could be expanded and improved. Changing demographics, new enthusiasm expressed from residents, and a sense that the recreation department needs to complete what it started in the 2002 study and subsequent election, all point to a potentially successful bond election in November of 2016.

No one is more enthused to see this study and project successful than Sink Combs Dethlefs and GreenPlay. Andy Barnard and Chris Kastelic led the 2002 study, and would lead this study as well. Chris Dropinski and GreenPlay recently completed the PROST Master Plan. With our knowledge of many similar issues at hand, many of the same staff and leadership involved, and our extensive understanding of the existing building, site, and community, we believe we can bring continuity and an experienced eye and an intimate understanding of the challenges that lie ahead. To be successful, there are several questions that need to be answered.

- What activities and amenities will best serve Louisville and surrounding communities now and for the next 25 years, and what manner of public outreach will best gain this insight? Through a combination of surveys, public meetings, focus groups and other community outreach, we will help craft a program of activities and spaces that will serve Louisville for generations to come.
- How will we plan facilities that are timeless, functional, energetic and a continued source of pride for residents? We do not believe in the "cookie cutter" approach to recreational facilities. Thoughtful, unique, and specific solutions will always be the product of our collaboration with you -the people that live and breath recreation in Louisville every day.
- Equally important, how can we plan a program that is operationally efficient, financially sound and continues the expectation of high cost recovery? Residents will only vote to support a plan that is prudent, backed by reliable data, and shows recognizable benefit- Sink Combs and GreenPlay will deliver on this promise.
- What is the future of Memory Square, and how does it fit within the overall Park, Recreation, Open Space and Trails Master Plan? Memory Square is a political hot button. residents may not agree on its future, but an objective analysis of its value, creative ideas for repurposing or augmenting programs, and thoughtful solutions to site challenges of area and parking will help mitigate the political backlash.
- Finally, what will excite this community to support a referendum in 2016? A clear vision for success must be presented to the public. This includes exciting new activity opportunities, beautiful design images and graphics, and clear information that is easy to understand, defensible and above reproach.

A STATEMENT OF INTENT

A creative and well crafted study will answer all of these questions, and provide the City and its representatives, with credible information to make smart, confident decisions in allocating precious taxpayer resources. Equally important to understanding needs and expectations within the community, is the development of a fiscally prudent operational plan. Creative programming, efficient staffing and operational models, partnership opportunities, and credible data will all lead to a facility that is not only beloved, but sustainable.

Improvements to the Recreation and Senior Center, and improved aquatic amenities will ultimately reflect Louisville's continued commitment to quality of life. Citizens will have high expectations, staff and service providers will have specific functional needs, decision makers will need adequate, reliable information, and the community will only be satisfied with a thoughtful, creative and effective planning process. The true success of any project can be traced back to the communication and collaboration within the project team and with the broader community. The City of Louisville deserves nothing less than the best service that Andy, Chris and our team have to offer.

A PROJECT PLANNING PARTNER

Design is a collaborative process. We believe the most successful projects are the result of a collaborative team approach, sharing of ideas, and respect for our clients input. It may seem obvious, but unfortunately we have heard from too many clients a sense of frustration with designers that arrive with preconceived notions, aren't good stewards of community resources, or simply fail to respond and perform at critical project milestones. Our responsiveness to the client team will be central to the success of the project. We are accustomed to working with municipalities, staff and user groups to develop comprehensive solutions to the issues critical to long term success. We are also skilled at coordinating between diverse community groups to reach consensus on complex issues and departmental missions.

Our mission is to provide the City with qualified, credible information at every step in the process, to make smart, confident decisions in allocating **precious community dollars.**

Tab B

B

AQUATIC & RECREATION EXPERIENCE

- Evergreen Buchanan Recreation Center Expansion Study*
- Jackson County Recreation Center Master Plan*
- Casa Grande Recreation Center Feasibility Study*
- Central Park Recreation Center at Stapleton*
- Charles Whitlock Recreation Center
- City of Denver Aquatics Master Plan
- Claremore Multipurpose Recreation Center and Exposition Center
- Colorado School of Mines Recreation Center & Natatorium
- Colorado Springs Memorial Park Northwest Outdoor Pool
- Colorado Springs Wilson Recreation Center & Aquatics Center
- Cottonwood Park Recreation & Aquatics Center
- Craig Recreation Center Study*
- Denver Country Club Pool House
- Fort Lupton Community Recreation Center*
- Fruita Recreation Feasibility Study & Recreation Center*
- Grand Park Community Recreation Center & Clubhouse*
- Greeley Fun Plex Recreation & Aquatics Center
- Highlands Ranch Eastridge, Northridge, Southridge Recreation Centers
- Louisville Recreation Center & Aquatics Center Feasibility Study*
- Margaret C. Carpenter Recreation Center Renovation Study*
- Midland Recreation Center Expansion & Renovation Study*
- Raton Recreation & Aquatics Center & Feasibility Study*
- Skagit County Recreation Center Study*
- Shea Homes Community Projects: Lantern House Community Recreation and Pool, Community Center at Reunion, Southlawn Outdoor Pool Study, Wheatlands Recreation Center Study
- Steamboat Springs Old Town Hot Springs Rec & Pool Renovation
- Town of Eagle Pool and Community Ice Rink*
- Univerty of Puget Sound Recreation Center Renovation & Aquatic Center Addition
- Westminster City Park Adult Fitness Center & Aquatics Addition (Westminster Swim Fit Center)
- Wood River YMCA
- Williston Recreation Center*
- Beck Recreation Center
- Beverly Hills Recreation Center Feasibility Study*
- Canon City Recreation Center Feasibility Study*
- Carbondale Recreation Center Feasibility Study*
- Castle Rock Fieldhouse and Philip S. Miller Park*
- Cheyenne Family Recreation Center Program Plan*
- Claremore Multipurpose Recreation & Expo Center
- Cottonwood Park Recreation & Aquatics Center
- Cripple Creek Community Center Study*
- Evans Community Recreation Center, Police Headquarters & Courthouse
- Green Valley Ranch Recreation Center & Amphitheater*
- Gunnison Comm Recreation Center & Expansion Study*
- Highlands Ranch Eastridge Recreation Center
- Highlands Ranch Northridge Recreation Center
- Highlands Ranch Southridge Recreation Center
- Memorial Park Northwest Outdoor Pool
- Northside Aztlan Community Recreation Center
- Parker Fieldhouse
- Pole Creek Clubhouse
- United States Olympic Training Center Improvements
- Wilson Recreation & Aquatics Center, Colorado Springs
- West Chicago Reed Keppler Recreation Center

*Projects similar to Louisville Recreation & Senior Center Expansion & Aquatic Center Options Project





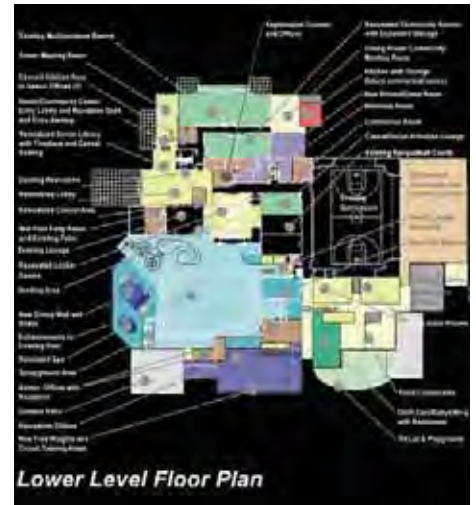
Louisville Recreation Center Expansion Study

Louisville, Colorado

KEY FEATURES

For the past 25 years, the City of Louisville has operated a highly successful Community Recreation and Senior Center. Due to a rapidly increasing population, facility crowding and the need to expand programming, the City has recognized the need to expand the facility to increase the program activities available to the citizens of Louisville and surrounding communities.

Through an extensive planning process, Sink Combs Dethlefs, in conjunction with Ballard*King, conducted a city-wide analysis of recreation needs. The team evaluated existing facility needs, and combined with input from several public meetings, established a program that proposed nearly 42,000 sf of expansion to the current recreation center, a new outdoor pool and sports field complex, and improvements to the existing outdoor pool. Sink Combs Dethlefs orchestrated the programming process and used this guidance to develop concept plans and exterior images that would be used for the upcoming election to approve the project to move forward into final design.





Central Park Recreation Center

Stapleton, Colorado

WHY SCD?

“At every stage SCD has shown nothing but the best professionalism possible. Their ability to listen, interpret, and translate a wide-spectrum of objectives into a viable and quality design is exemplary. The design team demonstrated the ability to respond to almost unrealistic budget constraints and still satisfy project goals and criteria.”

—Dennis Piper, Director of Parks & Environment

PROJECT REFERENCE

Mark Upshaw, Planner/Architect
City and County of Denver, Parks & Recreation
720.913.0628

Dennis Piper
Park Creek Metropolitan District
303.468.3208
dipper@stapletoncorp.com

PROJECT FACTS

Completion:	2011
Original Budget:	\$14 Million
Project Cost/Cost/s.f.:	\$13.872 Million/\$242.36
Building Area:	56,940 s.f.

KEY FEATURES

The Central Park Recreation Center is the largest community recreation center in Denver and is located at the east edge of Westerly Creek Park.

The former airport site was redeveloped by Forest City Enterprises as the largest new urbanist project in the United States. The Park Creek Metro District teamed with the City of Denver along with several private and public entities came together to bring the project to fruition.

The center includes a variety of activity spaces including a natatorium with leisure pool, lap pool, fitness/strength training areas, a multi-purpose room, and an aerobics/spinning studio. Additional spaces include community rooms for large and small groups, a pool party room and informal gathering spaces.

Following the desires of this new community, the facility is LEED-Gold certified and contains many sustainable features including solar hot water preheat, extensive daylighting, and demand controlled ventilation.





Central Park Recreation Center Study

Stapleton, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating
- Part of overall community recreation master plan







City of Fruita Community Recreation Center & Library

Fruita, Colorado

WHY SCD?

"Fruita is a small western Colorado community with a goal of building a community center. We worried about finding an architecture firm that would relate to our community. We recieved great support and attention for our community center feasibility study from SCD. Sink Combs Dethlefs has an extensive background working with small communities and that was vital to the City of Fruita."

— Karen Leonhart, Former
Recreation Director

PROJECT REFERENCE

Tyre Nycum, Director of Recreation
City of Fruita
970.858.0360
Recreation@Fruita.org

PROJECT FACTS

Completion:..... 2011
Original Budget:.....\$12.5 Million
Project Cost/Cost/s.f.: \$12.243 Million/\$244
Building Area:..... 50,000 s.f.

KEY FEATURES

The City of Fruita had a citizens' committee that has actively been pursuing the design and construction of a community recreation center for nearly 10 years. After a successful feasibility study and bond referendum, Sink Combs Dethlefs finalized design and construction on a new recreation center for Fruita.

As an innovative use of community resources, the community center adjoins the Mesa County branch library, sharing the lobby, meeting rooms, lounge areas and site.

The new center meets a variety of needs identified by the community including indoor aquatic amenities, senior center, fitness center, gymnasium space, mutipurpose meeting rooms and catering kitchen.





City of Fruita Community Recreation Center & Library Study

Fruita, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating







Grand Park Community Recreation Center

Fraser, Colorado

WHY SCD?

"This is a long time dream for many in the Valley. It is now an inspirational place to spend free time. I am very proud of this facility."

—Lance Guttersohn, 30-year resident of the Grand County Area

PROJECT REFERENCE

Scott Ledin, Director of Parks & Recreation
Fraser Valley Recreation District
970.726.8968
Scott@FraserValleyRec.org

PROJECT FACTS

Completion:.....2010
Original Budget:.....\$12 Million
Project Cost/Cost/s.f.:.....\$12 Million/\$240
Building Area:.....50,000 s.f.

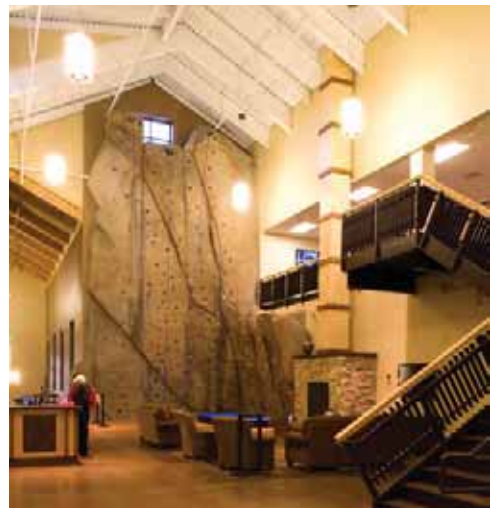
KEY FEATURES

Home to Winter Park and Mary Jane ski areas, the Fraser River valley is an outdoor paradise. Golf, hiking, mountain biking, concert festivals, world-class fishing and conferences add to the valley's renowned attraction. For the valley's residents, though, their choices for indoor recreation had long been very limited and in drastic need of improvement (after all, the Town of Fraser's motto is aptly "The Icebox of the Nation").

The opening of the Grand Park Community Recreation Center provided greatly needed indoor recreation amenities including lap and leisure pools, gymnasium with a gymnastics studio, fitness center, meetings rooms, child sitting and climbing wall. The building was designed to high sustainable and energy efficiency standards.

Located on a narrow site along Highway 40 between Winter Park and Fraser, the pool and fitness center have unobstructed views of the Grand Valley and the Winter Park ski hills.

Grand Park Community Recreation Center





Grand Park Community Recreation Center Study

Fraser, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating
- Part of overall community recreation master plan



Fraser Valley Metropolitan Recreation District
Community Recreation Center





Williston Area Recreation Center

Williston, North Dakota

PROJECT HIGHLIGHTS

- Lap and leisure pools
- 4 indoor tennis courts
- 4 basketball courts
- Indoor running track
- Racquetball courts, a golf simulator
- 18,000 square feet of indoor turf fieldhouse space
- Fitness center
- Community meeting rooms

PROJECT REFERENCE

Darin Krueger, Director
Williston Parks & Recreation
701.770.8801
dkruegerwillistonparks@yahoo.com

PROJECT FACTS

Completion:	2014
Building Area:	240,000 s.f.
Project Cost:	\$70 Million
Cost/s.f.:	\$291.67

KEY FEATURES

The 240,000 s.f. Williston Area Recreation Center (ARC), is the largest parks district-owned rec center in the nation and offers a wide variety of amenities to the public.

The main entrance, set in the center of the first floor, houses a fireplace and a lounge area that includes a glass window facade overlooking the pool area. The first floor also house a four court 26,895 s.f. tennis area.

The largest area within the ARC combines four basketball courts and the 200-meter competition track, set in the 56,373-square-foot, 4 basketball court multi-use space. Another area includes a 40- by 60-yard indoor turf fieldhouse. The space allows teams to play soccer, football and athletic activities during the winter. It also houses two dedicated and four retractable batting cages for baseball enthusiasts.

The natatorium contains a fifty meter competition pool with bleacher seating capable of hosting state meets. The pool area also features a water park and "flow rider" wave simulator where visitors can enjoy wake boarding with the comfort of lifeguards on duty. This area includes a whirl pool and the "Lazy River Slide" for kids. Visitors can enjoy the four-foot-deep instructional pool, benches that are strategically placed into the low-depth, 80-degree pool to better help kids hold onto railings when they learn to kick their legs in efforts to swim.





Williston Area Recreation Center Study

Williston, North Dakota

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating







Town of Parker Fieldhouse

Parker, Colorado

PROJECT HIGHLIGHTS

- Indoor multi-sport turf field
- Multipurpose sports complex
- Includes running track, rock climbing spire, cardio loft, gymnasium, in-line rink
- Large open interior spaces use for daylighting
- Office space
- Locker rooms

PROJECT REFERENCE

Jim Cleveland, Parks, Recreation, and
Open Space Director
Town of Parker
20120 E. Mainstreet
Parker, CO 80138
303.841.0353
jcleveland@parkeronline.org

Box Exstom, Project Manager
Town of Parker
303.840.9546

PROJECT FACTS

Completion:..... June 2007
Building Size:..... 100,000 s.f.
Project Cost:..... \$12.4 Million
Construction Cost:..... \$11.55 Million

KEY FEATURES

Sink Combs Dethlefs was hired by the Town of Parker to design a multipurpose sports complex in the heart of the town for program-based recreation activities. The primary activity spaces within the facility include a wood floor gymnasium, a multi-sport in-line rink, and an artificial turf field. The indoor field is used for soccer, lacrosse and football drills. The facility also includes a rock climbing spire and bouldering wall, a cardio loft, running track, multipurpose meeting room, restrooms, equipment rooms, administration area, sports retail shop and vending area.

Given the large, open interior spaces required by the Fieldhouse program, Sink Combs Dethlefs minimized the height, bulk, and industrial character of the exterior. The design draws on the traditional agricultural forms of the Parker area while adding a contemporary twist to match the program and create an attractive building in a largely commercial/industrial district.





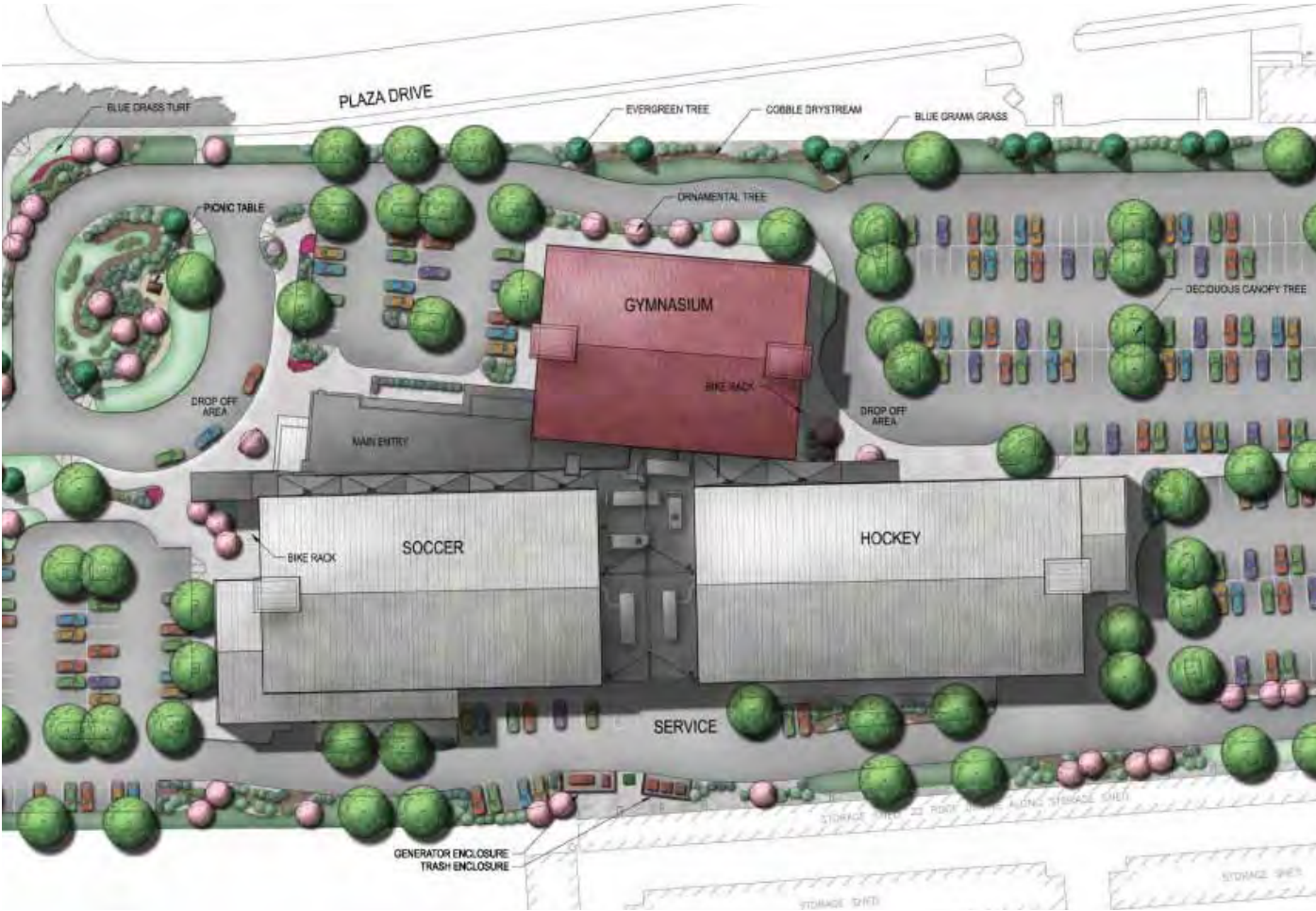
Town of Parker Fieldhouse Study

Parker, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating







Town of Parker Recreation Center Expansion

Parker, Colorado

PROJECT HIGHLIGHTS

- Recreation center expansion
- Expansion included aquatic facility
- Half-gymnasium
- New group exercise studio
- Classrooms
- Locker rooms improvements

PROJECT REFERENCE

Jim Cleveland, Parks, Recreation, and
Open Space Director
Town of Parker
20120 E. Mainstreet
Parker, CO 80138
303.841.0353
jcleveland@parkeronline.org

PROJECT FACTS

Completion:..... 2015
Building Size: 30,000 s.f.
Construction Cost:..... \$16 Million

KEY FEATURES

The existing recreation center is 48,100 square feet with a natatorium, gymnasium, fitness areas, and classrooms. A small portion, approximately 3,600 square feet, was removed to make the new connection to the expansion. The expansion is approximately 30,000 square feet and contains a new main entry, new lobby, leisure pool, renovated Therapy pool, half gymnasium, community rooms, child education/pool party room, and a group exercise studio. The mechanical room was expanded to accommodate new equipment for the existing pools, the new pool, and the new slide. Part of the existing building was also renovated for new offices, new family change area, and the existing locker rooms were renovated. Total building square footage after the expansion is 78,100.

The design of the addition is intended to complement the existing building, modernize the overall architecture, and create a whole new image of the building. The new entry is much more identifiable than the previous entry; this helps give new patrons a sense of direction and organization which helps with traffic / pedestrian flow through the site.

Town of Parker Recreation Center Expansion





Town of Parker Recreation Center Expansion Study

Parker, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating
- Renovation/addition to existing recreation center







Greeley Family FunPlex

Greeley, Colorado

PROJECT HIGHLIGHTS

- Aquatic facility
- Community recreation center for all ages
- Senior lounge
- Multi-use meeting rooms
- Child sitting
- Fitness area

PROJECT REFERENCE

Bob Adams, Director of Recreation
City of Fort Collins
Former Director of Recreation for Greeley
970.350.9401
BAdams@fcgov.com

PROJECT FACTS

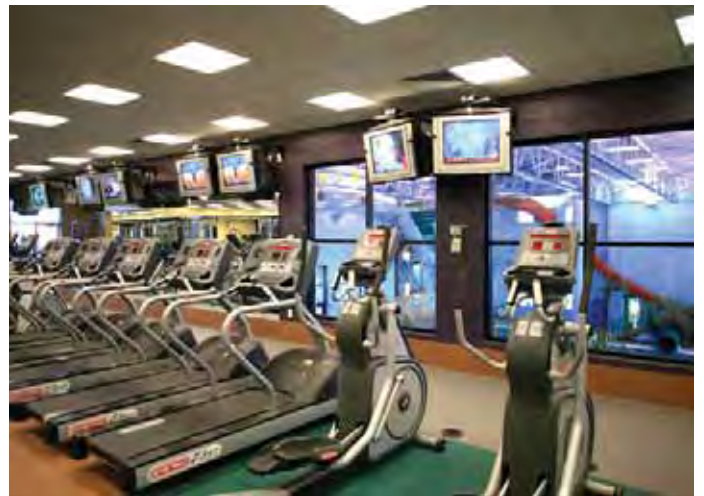
Completion: May 2006
Project Cost/Cost/s.f.:\$10.7 Million/\$162
Building Size: 66,052 s.f.

KEY FEATURES

Upon approval of the 2A Bond Initiative, the Greeley City Council charged the Greeley Family FunPlex design team, headed by Sink Combs Dethlefs, to design a fun, creative and cost-effective facility that would minimize operational expenses and maximize revenues.

Working with City staff, the project team developed a design that includes a state-of-the-art indoor water park, large fieldhouse with suspended running track, a 6,000 square foot fitness area including a large aerobics/dance studio, multi-use meeting rooms, a senior lounge, a “Fun Zone” for parties and teen social activities, and support amenities including privately operated concession/cafe facilities and child sitting.

The building sits within a 29 acre park with an amphitheater, ponds, play areas, adventure golf course and a 4-field softball complex.





Greeley Family FunPlex Study

Greeley, Colorado

STUDY HIGHLIGHTS

- Public outreach
- Surveys, public meetings, and fun events.
- Supplied campaign materials and graphics for Public Bond Election
- Operations and maintenance analysis & cost estimating
- Part of overall community recreation master plan







Estes Valley Recreation and Park District Community Recreation Center Study

Estes Park, Colorado

PROJECT HIGHLIGHTS

- Recreation and community center study
- Fitness center
- Gymnasium
- Leisure and lap pool
- Senior center
- Indoor community garden
- Branch library

PROJECT REFERENCE

Skylar Rorbaugh, Executive Director
Estes Valley Recreation and Park District
690 Big Thompson Avenue; P.O. Box 1379
Estes Park, CO 80517
970.586.8191

PROJECT FACTS

Completion:	2015
Proposed Budget:	\$25 Million
Project Cost/Cost/s.f.:	NA
Building Area:	80,000 s.f.

KEY FEATURES

The Estes Valley Recreation and Park District is looking forward to the upcoming November 2015 election in which they will ask the citizens of the Estes Valley to support a \$20M bond to build a community recreation center as an addition to the existing indoor pool facility.

Sink Combs Dethlefs assisted the District in revising a previously completed study, and refining the floor plans and exterior design to something they feel more closely reflects Estes Park, and the Colorado design aesthetic. Plans, Renderings, and fly-through election videos were produced to build excitement in the community, and to communicate the exciting features of the proposed project.

The new community center, if passed, will house a large 15,000 sf senior center, 2-court gymnasium, fitness center, leisure pool (and renovation of the current lap pool), branch library, Crossfit tenant space, an indoor community garden, and a wealth of other spaces.





Teton County Recreation Center Study

Jackson, Wyoming

PROJECT HIGHLIGHTS

- Expansion to existing recreation center
- Aquatics improvements
- Family activity center
- Bowling alley

PROJECT REFERENCE

Steve Ashworth, Director
Teton County/Jackson Parks and
Recreation Department
PO Box 811
Jackson, Wyoming 83001
307.732.5752

PROJECT FACTS

Study Completion:.....2014
Project Cost/Cost/s.f.:.....Est. \$10 Million
Building Size:.....40,000 s.f. new/renovated

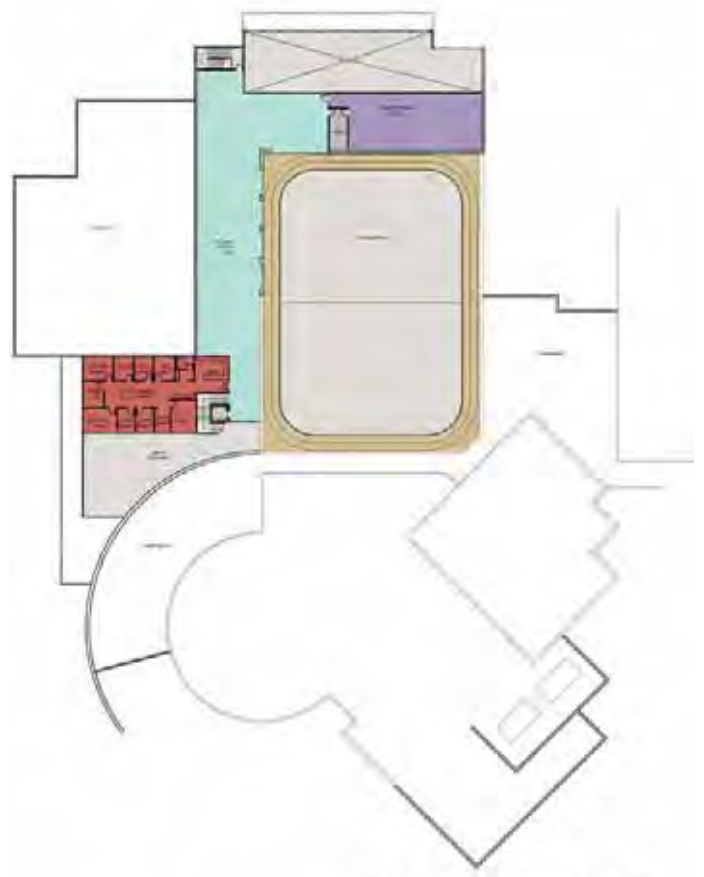
KEY FEATURES

Sink Combs Dethlefs performed a recreation expansion feasibility study for Teton County and the City of Jackson Hole, Wyoming in 2006. In 2010, the voters of Teton County elected a special purpose excise tax to fund the design for the expansion of the current Jackson Recreation Center. Areas of improvement include the addition of a full service fitness, health and wellness center, additional gymnasium space, improved indoor aquatics, and a community meeting wing that includes a bowling alley and family activity center.

Sink Combs Dethlefs worked closely with recreation staff, community representatives, and the joint powers board of Town Council and the County Commissioners to develop a concept plan and exterior images for the proposed expansion.



LOWER LEVEL PLAN



UPPER LEVEL PLAN

Stapleton Recreation Center

Denver, Colorado

PROJECT FACTS

Completion:.....2010

Pool Size:.....2,150 s.f.

Construction Cost:.....\$13.5 Million

KEY FEATURES

The aquatic design, designed and engineered by Water Technology, Inc. fits the needs of all generations and abilities; featuring a zero depth play area for younger swimmers, current channel, geysers, slides, whirlpool for adults, leisure pool and lap swim areand in Summer 2015.



PROJECT REFERENCE

Dennis Piper, Park Creek Metropolitan District
303.468.3208

dpiper@stapletoncorp.com

Snohomish Aquatic Center

Snohomish, Washington

PROJECT FACTS

Completion:.....January 2014

Leisure Pool:5,233 s.f.

Competition Pool:6,163 s.f.

Construction Cost:.....\$22.2 Million

KEY FEATURES

The New Snohomish Aquatic Center features something for everyone including a 25 yard x 25 meter competition pool, leisure pool and surf simulator. WTI in addition to providing initial evaluation of the existing facility, provided planning, programing, design and engineering services.



PROJECT REFERENCE

Steven Moore, LEED AP, Senior Associate -
Heery

360.563.7361

semoore@heery.com

Cherokee County Aquatics Complex

Holly Springs, Georgia

PROJECT FACTS

Completion:.....May 2013

Competition Pool:12,628 s.f.

Therapy Pool:2,631 s.f.

Outdoor Pool:7,859 s.f.

Construction Cost:.....\$15.7 Million

KEY FEATURES

The indoor/outdoor aquatic facility designed by WTI includes a 50 Meter Competition pool, with spectator seating up to 750, a 25 yard recreation pool, and indoor classrooms. The outdoor leisure area includes a leisure pool, water playground, waterslides, zero depth entry, and plenty of space for lounging.



PROJECT REFERENCE

Michael Brantley, CPRP, Parks Division Director
Cherokee Recreation & Parks
770.924.7768

Community Center Expansion Study

Windsor, Colorado

PROJECT FACTS

Completion:..... May 2012
Project Cost:.....\$10,000 GreenPlay Portion

KEY FEATURES

In February 2012, the Town of Windsor commissioned Barker Rinker Seacat Architecture (BRS), GreenPlay LLC, and Water Technology, Inc. to analyze options for the expansion of the Windsor Community Recreation Center. The purpose of the project was to look at the possibility of expansion in several areas, including the addition of a pool plus its associated support spaces, Weights and Fitness spaces, an Auxiliary Gymnasium with suspended track. GreenPlay assisted with the Public Input process, programming analysis and operational analysis. The center broke ground in Summer 2015.



PROJECT REFERENCE

Tara Fotsch, Manager of Recreation
Town of Windsor
970.674.3512
Tfotsch@windsorgov.com

Community Center Feasibility Study

Superior, Colorado

PROJECT FACTS

Completion:.....December 2014
Project Cost:.....\$10,000 GreenPlay Portion

KEY FEATURES

As part of a Feasibility Study for the Town of Superior, GreenPlay reviewed the existing recreation center pro forma and other supporting materials, including a summary of previous public engagement efforts. Our consultants worked with a larger project team to examine the proposed scope of capital projects, to host public community meetings, and to design a community survey. Operations and maintenance cost projections were prepared, along with recommendations for fee structures. GreenPlay worked with Town representatives to develop an understanding of cost recovery potential and anticipated subsidies for concept variations of a proposed indoor recreation center facility.



PROJECT REFERENCE

Martin Toth, Director of Parks and Recreation
Town of Superior
303.554.9005
martint@superiorcolorado.gov

Recreation Center Feasibility Study

Ft. Morgan, Colorado

PROJECT FACTS

Completion:.....November 2005
Construction Cost:.....\$15,000 GreenPlay Portion

KEY FEATURES

To help the City of Fort Morgan better meet the recreational needs of its citizens, GreenPlay conducted a public input process to produce a facility program. Based on the facility program, the team developed an operating budget consisting of projected expenditures, revenues, and staffing levels. The team also conducted a marketing study to evaluate comparable facilities and their daily, monthly, and annual user fees.



PROJECT REFERENCE

Chris Kastelic, Project Manager
Sink Combs Dethlefs
303.308.0200
kastelic@sinkcombs.com

PROJECT APPROACH

THE CHANGING FACE OF COMMUNITY RECREATION CENTERS

25 years ago, when the Recreation and Senior Center was built in Louisville, it was a new and exciting community asset, but it no longer resembles the state-of-the-art centers being built today. As recreation centers continue to evolve, the activities and services offered can be dramatically different than those traditionally encountered. Alternate activities, fieldhouse sports, indoor water parks, cafes and social gathering areas, outdoor pursuits programs, and special events are among the recent offerings at community recreation centers. Special event venues for cultural arts, shared buildings between other community providers, and even specialized activity areas for community events, are also changing the face of conventional recreation. Themed child care areas, indoor playgrounds and educationally-oriented “discovery centers” for children, teen centers, and specialized fitness and therapy areas for active senior citizens are direct responses to the changing values and lifestyles in our communities. However, even with our long-standing experience, we never stop challenging ourselves to develop new and exciting ways to engage users and create an experience that is memorable.

Fitness users are beginning to expect much more personalized services on par with the latest private clubs and retail facilities. These may include personal training, crossfit and bootcamp style workouts, fitness evaluation, spa and therapeutic programs, proprietary classes and a shift toward overall health and wellness. We also believe that design amenities such as views, situating spaces so that different user groups can interact visually and/or socially, daylighting, and incorporating environmentally conscious design principles are combining to create new and exciting aquatic and recreation center opportunities. In short, community recreation design is a dynamic, energized, and ever changing field that thrills us as architects to be involved in such a fun and engaging design challenge.

UNIQUE IDENTITY AND ICONIC DESIGN

We are particularly passionate about the art of community making. Communities evolve. New buildings become part of that which defines a community's values. One of the most powerful statements of a great community is a richness and character of buildings, often created at different times, but blending together to form the outward expression of the soul of the place. Louisville is unique in that it is a community with a long history, that has managed to preserve its heritage while continuing to grow in a progressive manner. Any proposed improvements must value Louisville's unique identity and context, but possess an individual character that speaks to its function as a vital center for community activity. Sink Combs Dethlefs is proud of our long tradition of creating successful civic architecture.

We are entrusted by our clients to **create landmark buildings** within the very heart of the community culture and identity, and we approach this challenge very seriously. No other recreational focused design firm in Colorado has received more design awards than Sink Combs Dethlefs.





5 KEYS TO A SUCCESSFUL STUDY

OUR PROCESS AND EXAMPLES OF DELIVERABLES



PROGRAM DEVELOPMENT

Public Meetings
 "Build-a-center" exercise
 Programming activities
 Relationship Diagrams
 Space Planning
 Early Cost models for program elements



PLAN DEVELOPMENT

Detailed Layouts
 Pool Feature Development
 Furnishings and Equipment
 Design Features
 Cost Analysis of each plan element



CHARACTER STUDIES

Character Sketches
 Building Form Options
 Material Studies



CAMPAIGN RENDERING EXAMPLES

Realistic Interior and Exterior Illustrations
 Express the Vision
 Build Excitement



1

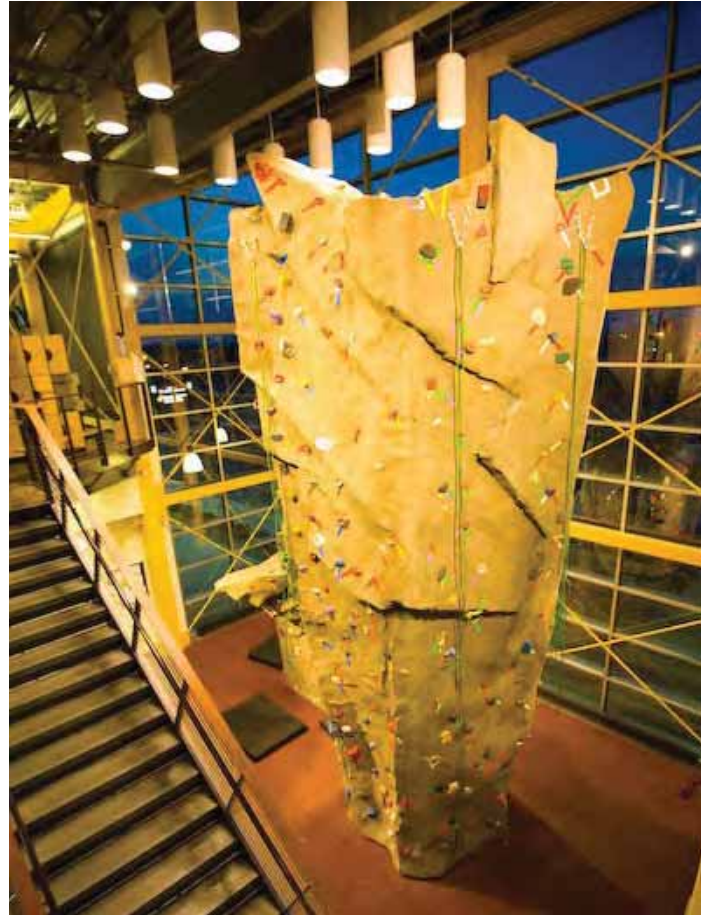
COMMUNITY PARTICIPATION PLAN

One of the most important lessons learned from over 25 years of community recreation design, is that recreation projects are never accomplished in a vacuum. They are founded on good community outreach, orchestrating between numerous stakeholder groups, and finding common ground in meeting needs. We will assist in orchestrating a thorough citizen participation plan that may involve a wide range of tools.

We have emphasized a participative design approach throughout our proposal. The proposed project is a community-driven effort. Therefore, we believe citizen involvement will be a cornerstone to the successful planning and funding campaign of the project. We will work with citizen groups, recreation staff and other community stakeholders to determine the most appropriate methods for input, and to strike the right balance of activities and the benefit they provide versus the cost to provide them. It will be important to recognize the key assets that will contribute to the success of the process; some techniques include:

- A statistically valid Survey. Crafting the survey instrument to provide valuable data is the biggest challenge.
- Creative tools for assessing public preference including “build-a-center” exercises, “postcards from the future”, and other fun ways to discuss needs.
- Reviewing the survey data with a critical eye and responding with clear options.
- Citizen interests vary—it is important to achieve a good mix of citizen input via the broad range of organizations which already exist
- Face-to-face communication is ideal, but creating tools such as a project website, project blog, or pages on social media sites like Twitter and Facebook can be invaluable. We live in a digital world, and most people receive their information online.
- Reaching out to individuals and small groups in their own setting by holding meetings at locations convenient to particular groups or organizations
- Limiting the use of large community-wide forums to critical points in the process
- Going out to various schools, service organizations and other community institutions
- Early decisions will have the most impact on the design of the building—citizens must be asked to participate early and often.

Involving stakeholders and inviting public participation are cornerstones of our programming and design process. Nearly every community-based project we are involved in requires political momentum, creative funding, or partnership support to become a reality. We offer a proven track record of orchestrating the development or enhancement of this support through an open, community-oriented design process.



2 DEVELOPING THE RIGHT MIX OF ACTIVITIES

THE ART AND SCIENCE OF PROGRAMMING

We like to view our role as the blending of the “Art and Science of Facility Planning”. We believe in creating connections between a community’s desire and enthusiasm as it relates to inspired recreation architecture, and the functional data that justifies this vision and backs up decisions with credible and reliable operational information. We will work hand-in-hand with Louisville staff and GreenPlay to test program ideas, discuss how various activities can share space, operational models for different programs, and testing the operational cost and revenue recovery potential of different options.

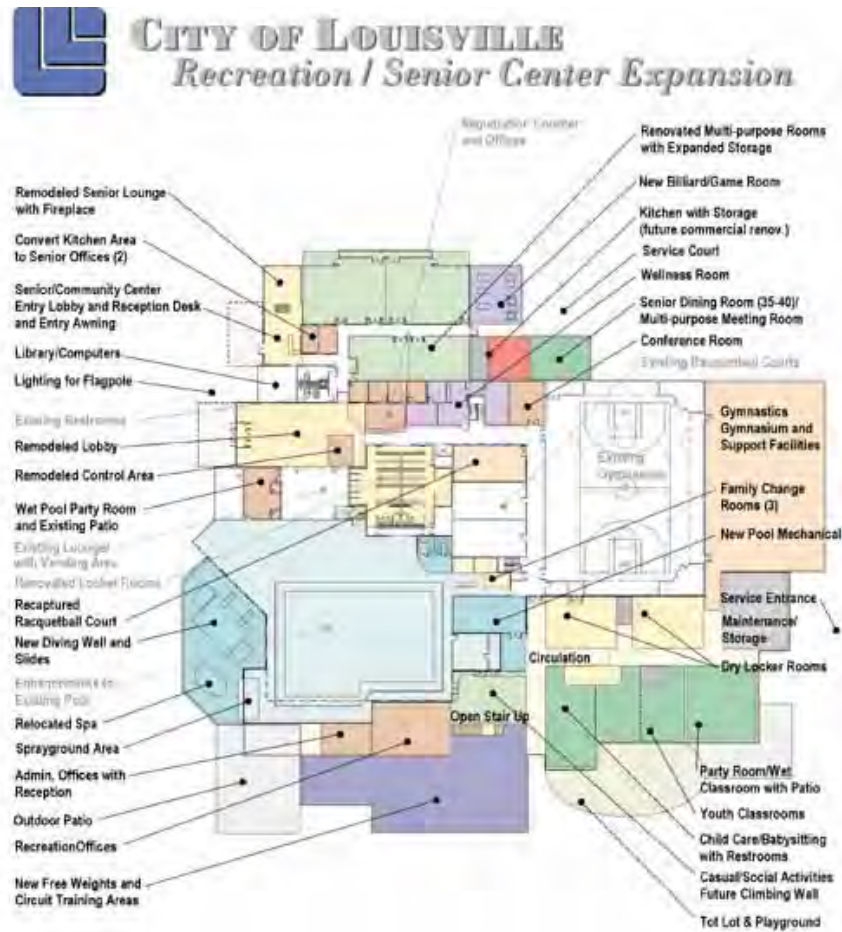
This information, drawn from the stakeholder meetings, staff and project team workshops and public forums, and surveys will be used to develop potential space program options. These options will include potential space components, square footage of each space component, and preliminary construction and project costs for each component. Support spaces will also be considered including maintenance and custodial areas, electrical and mechanical rooms, control rooms, pre-function space, and other areas as necessary. Preliminary construction costs will be estimated for each program option developed and presented to the Steering Committee to reach consensus on the preferred mix of spaces.

By this token, we are able to more effectively fit more programming into less costly buildings and **deliver better value** to our clients and communities we serve.

“RIGHT-SIZING” THE PROJECT

We do not believe in the term “Need”, but rather a serious conversation about benefit and value for money spent. Need implies that the amenities we discuss are non-negotiable, and that simply is not the case. Our process employs realistic conversations about programs, broad community appeal, and maximizing utilization to justify exactly where funds are allocated, and exactly how programs can share the building and overlap in scheduling.

It is easy to simply compile the wish list, tally the costs and present a project budget that is well beyond the funding capacity of the community-- we see this far too often in our profession. It is more difficult, and frankly more responsible to balance the needs expressed with the budget tolerance of the City and its citizens, and create a project that is affordable, appropriately scaled, and meets as many needs as possible within these parameters. Cost effective creativity is the hallmark of our planning and design process, and Louisville will benefit from our insight as well as our fiscal discipline.



3 SMART PLANNING

THE EXISTING RECREATION AND SENIOR CENTER

The current Recreation and Senior Center has faithfully served the residents of Louisville, and the surrounding communities of Superior, Lafayette, and Boulder for many years. The Center has a straightforward plan that is functional and clearly organized. Spaces are functional, durable and well-maintained. However, there are many areas that a well-conceived plan concept could improve including the following:

- The entry lobby is well sized and convenient to the senior wing, lockers and administrative offices, but lacks good clear connection to many of the active areas such as fitness, gymnasium and other multi-use areas. There are opportunities to better link to new additions, and preserve the separate entry for seniors.
- The fitness areas are clearly undersized, and dispersed throughout the facility with the renovation of racquetball courts into strength and fitness areas, the upper level fitness is small, and not efficiently arranged around the group exercise studio and track. Group exercise lacks appropriate storage leading to a lack of usable space with equipment stacked around the perimeter.
- The Gymnasium could easily expand to additional courts and be served by larger storage areas. The once successful gymnastics program has been replaced by private operators in the areas, but the gym still remains the workhorse of the center and needs enlarged.
- The pool does a respectable job of serving the need of lap and competitive swimmers, although lap time can be limited and battles for time between aqua exercise, lessons and other drop in uses. The recreational leisure water is small and lacks the exciting features of many other comparable sized centers in neighboring communities. As part of the study, multiple options will be considered for expansion of aquatics into more lap swimming, training, recreation and leisure, fitness, therapy and a wide range of other aquatic needs.
- The senior center, game room, kitchen and meal programs continue to be well used and operating at or above capacity. With the senior population increasing dramatically, it will likely see the need for better senior amenities at the center including a large lounge, library or reading area, larger game room, and larger multi-use rooms that may even be dedicated. Senior will take advantage of expanded fitness, pool and other facility offerings to give a more well rounded experience to active aging adults.
- With much of the growth in town to the North and East, and a younger youth and family demographic growing, youth and children's programming has to be on the rise. The current child sitting area could be expanded and improved, and additional youth activity areas, playground space, classrooms and party rental space could all benefit this group of users.

MEMORY SQUARE POOL

The Memory Square outdoor pool is an aging lap pool and support building highly coveted by its surrounding neighbors and regular summer users. However, the pool has become a maintenance and operational challenge. Several questions need answered as part of the study to respond to what has become a politically hot topic.

- If the existing pool and building were renovated to improve the current configuration, the residents and users would be pleased, but the investment might not be worth the effort, and the recreation department would continue to support a losing investment.
- If the pool were repurposed to a leisure pool or sprayground environment, the increased attendance might pressure the neighborhood and limited parking area and become an undesirable consequence. The lap and competitive users would expect provisions for at least replacing the 6 lanes, and likely more like 8 or 10 lanes. Balancing the needs of all the users on a limited site in a sensitive neighborhood may prove to be an unlikely proposition.
- Finally, the question needs to be asked whether investment in a significant aquatic facility either indoor or outdoor should be located at Memory Square, or another location in town closer to the population growth centers.

All of the se issues will weigh heavily on the findings of the study and final recommendations. The Sink Combs Dethlefs/GreenPlay team will work closely with staff and City officials to develop clear, defensible recommendations that support the goals of the City and bolster support for the bond election.



DEVELOPING EFFECTIVE MULTI-USE SPACES

Multi-generational recreation environments must respond to a multitude of needs. Developing spaces which convert easily and effectively from one use to another will be critical to the success of the proposed improvements. Throughout the planning and design process, we will emphasize key ingredients such as adjacent, ample storage, materials (particularly flooring) which are appropriate to the planned activities, yet affordable and easily maintained, and easily adjustable or moveable equipment which will minimize the conversion times. We will help strike a balance between spaces that are multi-use, while still functioning optimally for the intended uses.

SPACE EFFICIENT PLANNING

An important part of our cost control philosophy is to develop the greatest amount of programmable, active space within the overall footprint of a building. During early design studies, we will:

- Work to create most efficient layout of general circulation space and eliminating wasteful corridors
- Targeting efficient locations and footprints for maintenance, storage, infrastructure and equipment rooms
- Developing space sizes and layouts that can generally accommodate multiple activities rather than single-purpose spaces, and be easily transitioned throughout the course of a typical day.
- Using efficient structural systems that save both time and money during the construction phase of the project.
- Locate mechanical areas efficiently to minimize distribution and maximize effectiveness.

OPERATIONAL EFFICIENCY

The manner in which a building is staffed can affect everything from function to safety and the user's perception of the facility from their first visit. It may also have the most overall impact on the costs of operation. Our team's full understanding of the community recreation business will be a valuable tool throughout the course of design. We will maintain an active dialogue with recreation staff regarding the pros and cons of different organizational approaches and their related design decisions, particularly for a building of this size and program complexity. For example, a suite concept for the administrative offices may be ideal for working relationships between staff, but is it the best approach in terms of visibility and customer service? We will help staff answer these questions in a way that will match the business and operating philosophies of the operators and ultimately make the new building a more successful venture.

AQUATIC PLANNING

Great aquatic design is a balancing act of activities, programs, safety, maintenance and operation. For a traditional lap pool, regardless of length and lanes, the pool should accommodate a variety of levels of training, competitive meets, lessons, water exercise and many other programs. But this doesn't mean that a lap pool is only useful for competition and fitness. The options for other fun aquatic activities and features is only limited by budget and imagination. We will strive to develop a cost effective approach to the aquatic needs. Sink Combs Dethlefs and Water Technology both possess exceptional experience in the design of state-of-the-art pool environments. We will work closely with staff and users to develop an ideal aquatic environment -one that will eventually become a center piece of the new Recreation and Senior Center.

For the majority of users, an indoor pool is about fun and socializing. Leisure pool environments have become one of the dominating features in recreation center design. Amenities such as zero-depth entries, interactive play structures, slides, sprayers and geysers, lazy river and vortex features, and even water climbing walls are becoming expected at a great water-park environment. Spray grounds are an excellent way to augment a pool environment, and have the added benefit of less lifeguarding expense because they lack standing water. If these features are introduced, the pool becomes that much more appealing, but the challenges of filtration, lifeguarding and safety and appropriate deck areas become even more amplified. Our team will strive throughout the programming process to offer exciting options for the design, features, and all possibilities to meet the needs expressed by public participants and the recreation and aquatics staff. We want this pool to be fun, appealing to continue to draw users time and again, and an ease to safely lifeguard and operate for generations to come.



4 PAINT THE VISION

DEVELOPING EXCITEMENT

One thing that great communities share in common is support of those amenities that will improve quality of life for current residents and future generations. Support of any type of tax measure will be reliant on many issues - Are these improvements necessary? is it fiscally prudent? is it located in the correct area of town and the correct site, and how will my friends, family and future generations enjoy the benefit and pay for the upkeep? However, the most intangible, but most important question people will ask is - Does this excite me as an addition to our already wonderful community? People may find interest in floor plans, but they will really want to know what activities this project will provide and does the design express Louisville. We have a long track record with successful election campaigns, and believe answering some of these basic questions while building excitement around the concepts will be paramount.

A FEW EXAMPLES OF SIMILAR PROJECT STUDIES THAT LED TO SUCCESSFUL PUBLIC ELECTIONS



Fraser Grand Park Recreation Center

Fraser, Colorado

Publicly funded recreation and aquatic center passed successful election. Includes separate leisure and lap pools.

\$11,100,000 Construction budget



Fruita Community Center and Mesa County Branch Library

Fruita, Colorado

Publicly funded combined recreation center and branch library. Included both indoor and outdoor aquatics. Campaign assistance from SCD

\$10,450,000 Construction budget



Williston Area recreation Center (ARC)

Williston, North Dakota

Passed successful one-cent sales tax, campaign assisted by SCD

\$67,500,000 Construction budget



Teton Jackson Recreation Center Expansion

Jackson Hole, Wyoming

Publicly funded expansion, nearly doubling the current area, SPET ballot 2010

\$10,000,000 Construction budget



5

RELIABLE DATA

BUDGET METHODOLOGY AND COST CONTROL

Our team has an acute understanding of the balance that must be maintained between available resources and expectations for the proposed project. We have developed designs for some of the most successful community recreation facilities within the confines of the most streamlined budgets by ensuring that the design team, owner, and consultants are always in clear mutual understanding of the anticipated scope, quality, and expectations for the project so that the design always aligns with the budget.

Even in the feasibility and early conceptual design, we believe that it is necessary to create highly detailed drawings for major elements such as space layout, structure, and building systems to really understand the cost implications. It will be the focus of our planning process to present early, detailed budget models for more informed decision-making. Having accurate information in the beginning allows the smartest decisions to be made early when the design and client team have the greatest ability to influence costs. We want to avoid a situation where the only remaining options to get back in budget are cutting quality, program area, and finishes.

Our knowledge and expertise in the intricate function and detail of recreation buildings will eliminate the potential learning curve and allow us to focus on more creative solutions. Through a combination of smart planning, efficient layouts and innovative use of building systems and materials, we will maximize added value to the owner in every decision. Simply stated—an efficient design allows more money to be spent on space, activity, and quality finishes that can be appreciated more noticeably by the user.

INFORMATION GATHERING

Integration of Existing Vision, Goals, Operations, Budgets, and Plans

Our team will evaluate and effectively utilize information from recent and/or current planning work, including the Parks, Recreation, and Open Space Comprehensive Plan Update completed in 2012. We will consolidate relevant information from these planning documents, inventory maps, budgets, work plans, community surveys, and funding plans utilized by the City to facilitate the comprehensive coordination of direction and recommendations. Any relevant information from each organization represented in the Project Team will be analyzed and included as needed. We understand that the City has an updated inventory of existing facilities, programs, processes, and resources currently in use, and that City staff will provide this information to our project team.

Activity Profile/Competitive Facilities

Data will be assembled, evaluated, and presented on existing venues that serve the region, including levels of use, marketing and promotion efforts, and technical capabilities. Data will include, at a minimum:

- Description of facilities
- Current use/activities
- Current attendance/marketing efforts
- Political, structural, and organizational factors
- Operating costs, management, and operational structures

MARKET ASSESSMENT

Demographics and Population Projections

To help determine current and potential user groups in Louisville and the surrounding service area, we will update the demographics analysis of the identified service area. Based on our previous work with the PROST Master Plan, we already have a clear picture of Louisville's market and shifting demographics. We will identify the constituency of the service area through a demographic analysis and market profile, utilizing all information available from previous planning efforts and including information gathered from the Planning Department, U.S. Census Bureau, ESRI sources, and other national and local sources. We will work directly with the Planning Department to help document growth and redevelopment areas, and land use changes in the City. A detailed demographic analysis based on service areas outlines trends regarding population, household income levels, and age group characteristics. This task often involves projecting development patterns, and subsequently identifies both underserved areas as well as potential redevelopment areas.

Activity Profile/Competitive Facilities

Data will be assembled, evaluated, and presented on existing recreation and aquatics venues that serve the area, including levels of use, marketing and promotion efforts, and technical capabilities. GreenPlay has completed parks and recreation related projects for communities near Louisville, including Lafayette, Erie, Broomfield, and Westminster. As such, we have much of this information on file. Data will include, at a minimum:

- Description of facilities
- Current use/activities
- Current attendance/marketing efforts
- Political, structural, and organizational factors
- Operating costs and management and operational structures
- Economic impact on region and financial performance

GreenPlay will utilize analysis methods and research to examine similar providers in other communities in the Denver/Boulder metropolitan area. We will examine and review the current services, participation levels, operation and structure, and identify opportunities for improvements and future needs. This research includes types of amenities, fee structures, and any other operating data available. We will review, analyze, and report on the findings from these other centers to help inform more accurate operations. We will utilize our information from GreenPlay completed plans, and we will also reach out to other communities and alternative providers in the area.

Trends Analysis

Trends analysis will include examination of demographic shifts and their impact on what the community might consider, based on future recreation center and aquatics trends, interest and participation levels for a variety of activities, and what is new in recreation facilities. This process will also evaluate how services are provided through both administrative and planning trends.

Market Analysis – Gaps, Collaborations, and Saturations

We recognize that information gathered during the community visioning process, background data, and current usage cannot alone tell the full story of a community's needs or opportunities. For this report, GreenPlay will utilize our experience in the Denver-Boulder Metro area, along with our national parks and recreation experience, to analyze and summarize potential market influences for short-term recommendations and set the stage for long-term goals. We will evaluate the potential for competition from other sources such as private health clubs, privately operated recreation and aquatics service providers, and other potential competitors in the City's service area.

Programs and Services Gaps

We will collect and analyze information on participation, needs, desires, operations, and management strategies for programming and service offerings, and make recommendations. We will identify areas of service shortfalls and projected impact of future trends. Using information from existing plans, the results of the focus groups, stakeholder meetings, needs assessment, current level of service, alternative providers in the market (including schools, non-profit, for-profit, and other potential service providers), and current capacity, GreenPlay will identify and prioritize the unmet programming needs in the community.

STATISTICALLY-VALID SURVEY

We suggest that for this Feasibility Study, RRC Associates will create a mail-based survey of 4-6 pages in length (including cover letter). Our recent experience with communities such as Louisville shows that response rates to a mail survey would likely be in the range of 10%. As such, we could expect to receive enough completed questionnaires for statistically-valid analysis with a margin of error of +/- 5.7 at the aggregate level (depending on response). To help improve response rates, we would also anticipate that The City would assist with marketing and creating public awareness of the survey through media and other channels, such as local newspaper, radio, cable TV, City web site, etc.

GreenPlay will work with RRC and your project team to draft questions regarding awareness, needs, satisfaction, participation, desires, priorities, willingness to pay, and/ or other issues determined by the project team. For any survey methodology, we encourage The City to offer some sort of participant incentive to residents, such as a prize drawing for passes to recreation facilities, gift cards to a local grocery store, or other local businesses, etc.

We have substantial experience in designing surveys specifically for parks, recreation, and aquatics issues that are effective and representative of the users and non-users. Surveys will be well written and easily understood, and the results of overall needs will be tallied and summarized. All respondent comments will be included in the final report.

FINANCIAL ANALYSIS AND OPERATIONAL BUDGET AND PRO-FORMA

We recognize that our team needs to work with your project team to fully analyze identified findings and create implementable recommendations for the future of the recreation center. We want to be respectful of the project team's time, and contribute our identified ideas, suggestions, and findings. We also wish to engage all interested project team members and key stakeholders in creating the correct components of the business plan for the recreation center.

GreenPlay consultants will compile initial findings from the public input process and market analysis and will prepare a summary Findings Presentation for staff, decision makers, stakeholders, and the public (if desirable), to validate the accuracy of the findings. During this stage, we will confirm that all information identified and collected thus far is correct, and ask all stakeholders to share any additional issues or opportunities for consideration as we prepare to move forward into analysis and recommendations.

Operational Budget

Based on all the information gathered and provided, GreenPlay will develop an annual operational and maintenance budget projection and operational assumptions to include all expenses and revenues associated with the recreation center. The projected operational and maintenance budgets will include (but will not be limited to) staffing levels, benefits, commodities, contractual services, and utilities taking into account hours of operations, competitive sports schedules, and other key operating assumptions.

Revenue opportunities include (but are not limited to) pricing strategies, rentals, concessions, merchandising, programs, participation levels, events, partnerships, sponsorships, cost recovery, and subsidy levels. The revenue model for estimating revenue for these types of venues first determines facility capacity based on square footage. Daily usage and projected attendance by option is based on local population trends. Programming revenue is based on user groups and local programming fees. Fee structure is based on the identified fees from the different types of programs and activities. Revenue is estimated taking recommended fee schedules into account. User projections are made based on programming.

Projected Five-Year Pro-forma

GreenPlay will create a five-year pro-forma projecting the expenses, revenues and cost recovery anticipated over the first five years of operating the recreation center. The five-year pro-forma will be based on the operational budget projections as well as all the information provided by the agency. These figures will project trends in the increases in participation as well as estimated inflationary costs and/or price changes.

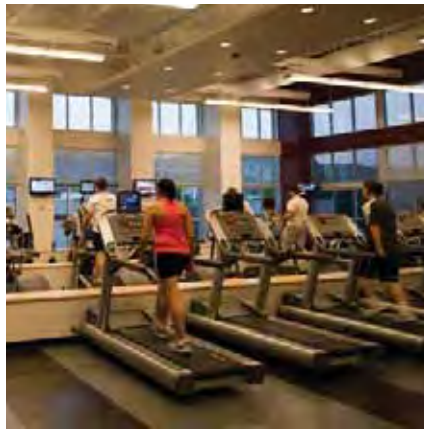
GreenPlay will provide well-written text, budget assumptions, operational budget, and a five-year pro-forma that address all of the above components in a solid business plan format. These pieces are all integrated to provide the final business plan that will move the City forward with final programming and operational recommendations that are justifiable, well-thought out, and have backing and consensus from decision makers. At this point, there should be enough information for the City Council to feel confident that the program will work for the recreation center.

The tasks for the business plan include:

- Develop an operational budget based on ultimate and optional building programs, amenities, programming, and cost recovery goals.
- Validate and refine facility mission statement.
- Recommend facility programming.
- Develop fees and charges for programs, admissions, and rentals.
- Develop a detailed revenue forecast.
- Develop marketing and opening concepts.
- Develop detailed operating expense projections.
- Develop 5-Year Pro-forma based on financial trends.
- Develop Business Plan.

GreenPlay will provide the City of Louisville with an administrative draft report, draft final, and final business plan.





An improved Recreation and Senior Center will continue to be a place where children, families, adults and seniors recreate and share their memories and valuable social time - A part of the **community identity and quality of life.** Louisville deserves nothing less than the best our team has to offer.

PROJECT WORKPLAN

Task Description		Sink Combs Dethlefs, Andy Barnard Principal in Charge	Sink Combs Dethlefs, Chris Kastelic Design Principal	Sink Combs Dethlefs, Hillary Andren-Wise Project Manager	GreenPlay - O&M Analysis Chris Dropinski Principal in Charge	MIG / Winston Assoc. Land Planning
1.0 Project Orientation		1 week				
1.1	Project Kick-off, establish Work Plan, Tasks					
1.2	Gather background info, Discuss market and trends					
1.3	Review PROST master plan					
1.4	Project Partners / Design Team Meeting					
2.0 Market Analysis						
2.1	Review Findings of Recreation Master Plan and any previous surveys					
2.2	Review demographic data and growth and use trends					
2.3	Review surrounding service providers - public and private					
2.4	Determine user groups and utilization factors					
2.5	Competitive market analysis, Service gap analysis and findings					
3.0 Citizen Participation Plan						
3.1	Meet with Staff, Review data from any previous community outreach					
3.2	Initial Community Open House, information exchange					
3.3	Focus Group meetings					
3.4	Craft the Survey Instrument for public input					
3.5	Administer the Survey Instrument					
3.6	Community Public Forum, programming exercises					
3.7	Presentation of Draft Study in Public Forum, invite comment					
3.8	Summarize input from survey, focus groups, and community meetings					
3.9	Present community input summary					
4.0 Programming						
4.1	Review summary of community input					
4.2	Project Partners meet to prioritize feedback					
4.3	Consultant present program options and preliminary costs					
4.4	Present and discuss similar facilities, trends, alternative programs					
4.5	Present consensus program to project partners					
4.6	Produce final program document					
5.0 Site and Existing Building Analysis						
5.1	Review Existing Rec/Senior Center Building Plans, Code and Systems					
5.2	Review Existing Memory Square Pool, Building and Site					
5.3	Analyse site data and features, utilities, topography, drainage, parking					
5.4	Initial Site Plan concepts, test fit					
5.5	Present consensus site concepts					
5.6	Provide cost estimates for site development					

Task Description		Sink Combs Dethlefs, Andy Barnard Principal in Charge	Sink Combs Dethlefs, Chris Kastelic Design Principal	Sink Combs Dethlefs, Hillary Andren-Wise Project Manager	GreenPlay - O&M Analysis Chris Dropinski Principal in Charge	MIG / Winston Assoc. Land Planning
6.0 Conceptual Drawings						
2.1	Translate Program into detailed space layouts					
2.2	Develop concept options for floor plan and activity areas					
2.3	Present consensus floorplan and site option, phasing options					
2.4	Exterior design study, image study, sketches					
2.5	Produce exterior renderings of proposed design (2)					
2.6	Produce interior renderings of primary areas (3)					
2.7	Update cost estimate to reflect updates to design					
2.80	Public meeting to present plans, exterior design, activity programs					
7.0 Operations and Revenue Analysis						
7.1	Provide initial feedback on O&M of program options					
7.2	Review current programs, fees, staffing, etc					
7.3	Develop operational model for new programs, staffing, utilities, maint, etc					
7.4	Develop revenue model, admission, rentals, programs, etc					
7.5	Provide benchmark analysis of similar centers					
7.6	Develop cost recovery comparisons of various program options					
7.7	Produce draft pro forma and findings and present to owner					
8.0 Cost Estimates						
8.1	Site development cost estimates					
8.2	Building construction cost estimate					
8.3	Soft Cost budget including					
	Capital maintenance and replacement fund					
	Design and engineering fees					
	Fixtures, Furnishings and Equipment					
	Misc costs, surveys, testing, contingencies, etc					
9.0 Election Campaign Strategy and Materials						
9.1	Establish Political Action Committee and Mission					
9.2	Provide graphic drawings for campaign materials					
9.3	Internet and social media campaign					
9.4	Information mailers and other campaign materials					
10.0 Submit Final Report						

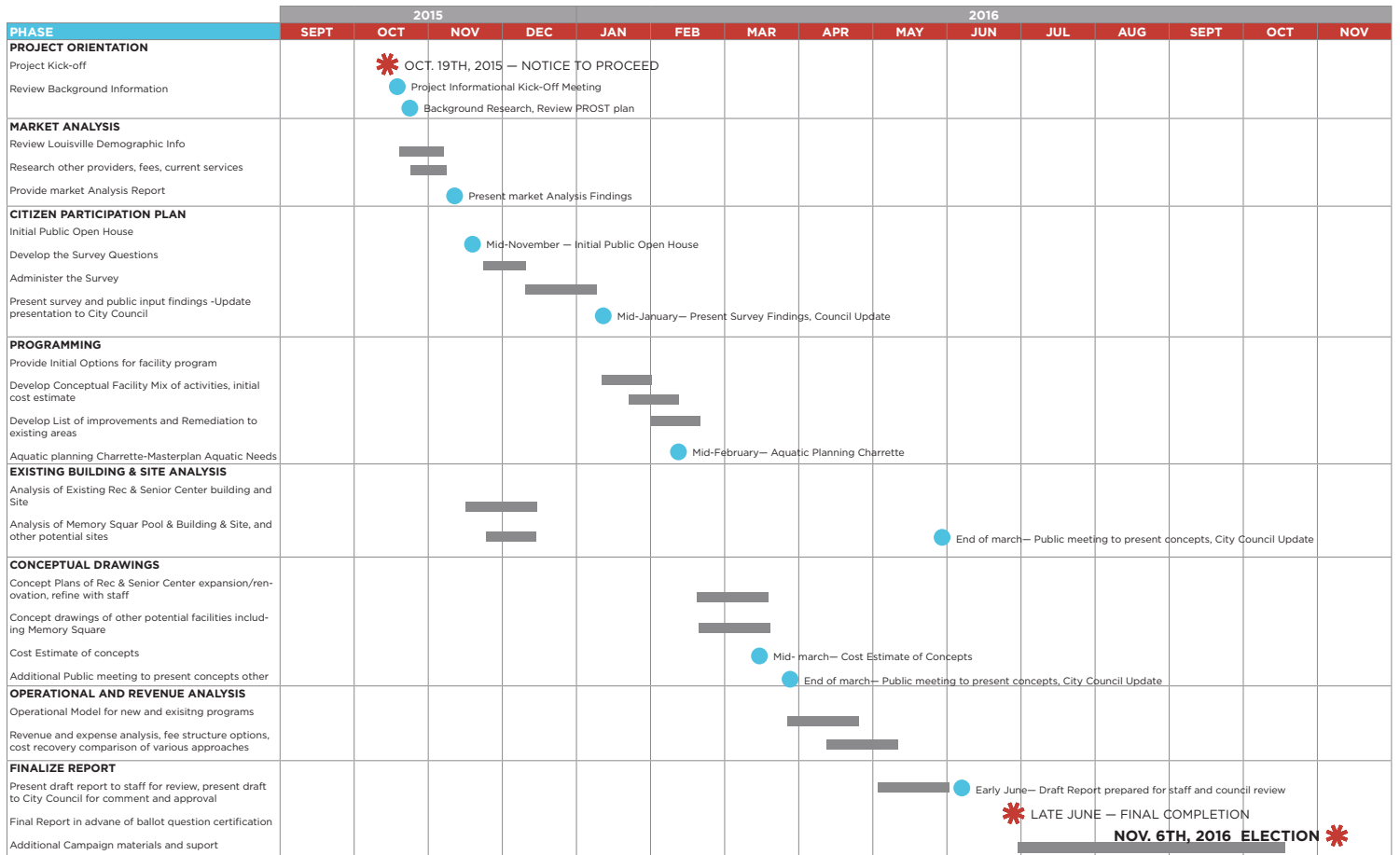
AVAILABILITY

The Sink Combs Dethlefs design team is in an excellent position to undertake this project. The majority of our similar projects that this team is involved with are in construction and will be completed by late-2015. We understand the Parks & Recreation Department's concern with design professionals that undertake projects and are too busy or ill prepared to commit the proper resources. We assure you that we have the most qualified staff in our office available and fully committed to this important project.

Current Workload

FIRM NAME	CURRENT WORKLOAD			
	PROJECT NAME	PROJECT COST	% COMPLETE	COMPLETION DATE
Sink Combs Dethlefs	Estes Valley Rec Study	\$25M	75%	10/15
	Longmont Pool & Ice Study	\$30M	50%	1/16
	Douglas, WY Rec Center Study	\$35M	95%	11/15
	City of Denver Aquatic Master Plan	NA	50%	NA
	Jackson Rec Center Expansion Study	\$20M	70%	1/16
	Evergreen Buchanan Rec Center Study	\$10M	95%	9/15

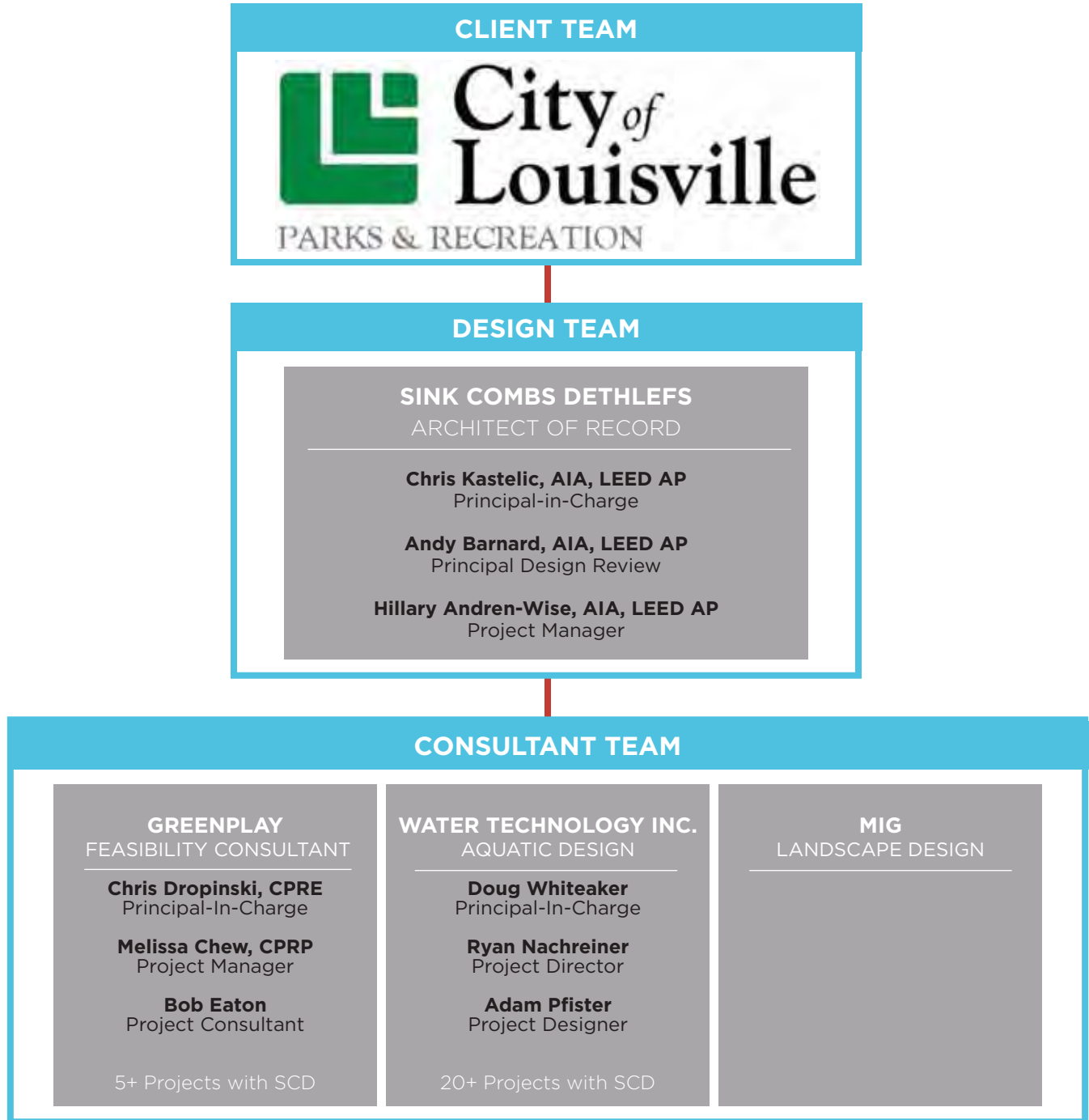
PROJECT APPROACH



Tab C

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Organizational Chart



The consultants listed above are the design team's recommendation.
Final consultant approval is at the discretion of the Client.



Chris Kastelic | AIA, LEED AP

SINK COMBS DETHLEFS, VICE PRESIDENT
PRINCIPAL-IN-CHARGE

Chris' outstanding design and planning skills will be a valuable asset to the project team. He has spent his career working on a variety of recreation, athletic and event facility studies across the nation. Chris has been the recipient of numerous design awards for sport and recreation projects.



EDUCATION

Bachelor of Architecture, 1994

The University of Arizona

RELEVANT EXPERIENCE

AIA Denver Young Architect of the Year Award

Speaks annually at sport and recreation conferences including NIRSA, Athletic Business and NRPA.

Jury member for Athletic Business and Recreation Management Awards

Currently, Chris lives and works in the Denver Metro Area with 20 years with Sink Combs Dethlefs and 22 years in the profession.

RELEVANT PROJECTS

- City of Louisville Recreation Center Expansion Feasibility Study | Louisville, Colorado
- Town of Parker Fieldhouse & Fitness Center | Parker, Colorado
- Greeley Family Fun Plex | Greeley, Colorado
- Fort Lupton Recreation & Aquatic Center Addition | Fort Lupton, Colorado
- Fruita Community Recreation Center & Feasibility Study | Fruita, Colorado
- Fraser Grand Park Recreation Center | Fraser, Colorado
- Williston Area Recreation Center | Williston, North Dakota
- Estes Valley Recreation and Park District Community Recreation Center Study | Estes Park, Colorado
- Teton County Jackson Recreation Center Study | Jackson Hole, Wyoming
- Douglas Recreation Center Study | Douglas, Wyoming
- Green Valley Ranch Recreation Center | Denver, Colorado
- Charles Whitlock Recreation Center | Lakewood, Colorado
- Northside Aztlan Recreation Center | Fort Collins, Colorado - LEED Gold
- Stapleton Central Park Recreation Center | Denver, Colorado
- St Charles Recreation Center Study | St. Charles, Illinois
- Reunion Recreation Center & Pool | Denver, Colorado
- Skagit County Recreation & Event Center Study | Mount Vernon, Washington
- Casa Grande Recreation Center Study | Casa Grande, Arizona
- Raton Aquatic Center | Raton, New Mexico
- University of Colorado, Colorado Springs Recreation Center | Colorado Springs, Colorado
- University of Denver Daniel L. Ritchie Center for Sports & Wellness & Magness Arena Renovation | Denver, Colorado
- Fort Lewis College Student Life Center | Durango, Colorado
- Southern Oregon University Student Recreation Center & McNeal Pavilion | Ashland, Oregon
- Brookdale Community College Student Recreation Center & Collins Arena Renovation | Lincroft, New Jersey
- California State University, Fresno Student Recreation Center & Save Mart Center | Fresno, California
- University of Wyoming Rochelle Athletic Center | Laramie Wyoming
- Northern Arizona University Fieldhouse Renovation & Fitness Addition | Flagstaff, Arizona
- Ohio State University Schottenstein Center & Basketball Practice Facility | Columbus, Ohio
- University of Puget Sound Fieldhouse Renovation & Fitness & Aquatics Addition Design | Tacoma, Washington



Andy Barnard | AIA, LEED AP

SINK COMBS DETHLEFS, PRESIDENT
PRINCIPAL DESIGN REVIEW

Andy's organizational skills and design experience will be an important asset to the team. He will be responsible for developing the recreation specific design and programming concepts. Andy has extensive experience working with multiple municipalities, and understands the planning and design issues that are important in community recreation facilities.



EDUCATION

Master of Architecture, 1988

University of Texas at Austin*

Bachelor of Architecture, 1984

Montana State University*

*Graduated with Honors

RELEVANT EXPERIENCE

Guest Speaker at the 2010 Athletic Business Conference speaking on Multipurpose Recreation/Athletic Center Design..

Currently, Andy lives and works in the Denver Metro Area with 26 years with Sink Combs Dethlefs and 27 years in the profession.

RELEVANT PROJECTS

- City of Louisville Recreation Center Expansion Feasibility Study | Louisville, Colorado
- Town of Parker Fieldhouse | Parker, Colorado
- Gunnison Community Recreation Center | Gunnison, Colorado
- Greeley Family Fun Plex Center | Greeley, Colorado
- Grand Valley Recreation Center | Fraser, Colorado
- Aquatics and Fitness Center at Memorial Park | Colorado Springs, Colorado
- Craig Recreation Center Feasibility | Craig, Colorado
- Thornton Margaret Carpenter Aquatic Center Study | Thornton Colorado
- Old Town Hot Springs Study & Facility Improvements | Steamboat, Colorado
- Fruita Recreation Center Feasibility Study | Fruita, Colorado
- Eagle Pool & Ice | Eagle, Colorado
- Highlands Ranch Recreation Centers: Northridge, Eastridge, Westridge | Highlands Ranch, Colorado
- Southridge Community Center & Auditorium | Highlands Ranch, Colorado
- Fort Lupton Recreation Center & Feasibility Study | Fort Lupton, Colorado
- Windsor Recreation Center Feasibility Study & Phase 1 | Windsor, Colorado
- Beck Recreation Center Feasibility Study & Improvements | Aurora, Colorado
- Douglas Community Recreation Center Study | Douglas, Wyoming
- Glenrock Community Recreation Center Study | Glenrock, Wyoming
- Beverly Hills Recreation Center Study | Beverly Hills, California
- Skagit Recreation Center Feasibility Study | Skagit, Washington
- Wood River YMCA & Feasibility Study | Ketchum, Idaho
- University of Wyoming 2011 Arena Renovation Concept Study, Athletics Master Plan, Auditorium Arena Renovation/Addition, Indoor Football Practice Facility and Rochelle Athletic Center | Laramie, Wyoming
- Cheyenne Family Recreation Center Program Plan | Cheyenne, Wyoming
- Jackson County Recreation Feasibility Study | Jackson, Wyoming
- Ingersoll Sports Complex | Rockford, Illinois
- United States Olympic Training Center Master Plan and Renovation | Colorado Springs, Colorado



Hillary Andren-Wise | AIA, LEED AP

SINK COMBS DETHLEFS
PROJECT ARCHITECT

With 18 years of experience, **Hillary** focuses on collaborative design and project management, she ensures a successful project for all stakeholders by focusing on clear and consistent communication while creating designs to meet each project's budget, schedule, program and aesthetic requirements.



EDUCATION

Master of Architecture, 2005

Clemson University

Bachelor of Design, 1996*

Clemson University

*Graduated Cum Laude

RELEVANT EXPERIENCE

Is an outstanding listener who utilizes her communication and design skills in the development of the best solution for each client

2013 President, American Institute of Architects (AIA) Greenville, SC Chapter

18 years' experience in architecture as a studio director, project manager, and project architect in the office, industrial, retail-restaurant, higher education, and healthcare markets

RELEVANT PROJECTS

- Estes Valley Recreation and Park District Community Recreation Center Study | Estes Park, Colorado
- Teton County Jackson Recreation Center Study | Jackson Hole, Wyoming
- Ole Miss Gillom Sports Center Renovation | Oxford, Mississippi
- Clemson University, Advanced Materials Center Master Plan | Clemson, South Carolina*
- Clemson University, Douthit Hills Master Plan | Clemson, South Carolina*
- Clemson University, Alumni & Visitors' Center Study | Clemson, South Carolina*
- Erskine College Belk, Watkins, Erskine Building Renovations | Due West, South Carolina*
- Erskine College, Alumni House Schematics | Due West, South Carolina*
- University of South Carolina, Hubbard Hall Interior Renovation | Lancaster, South Carolina*
- Tri-County Technical College, Student Center Phase 1 Renovation | Anderson, South Carolina*
- Western Carolina University, Town Center Master Plan | Cullowhee, NC*
- Medical Arts Pavilion Renovation & Addition | Greenville, South Carolina*
- Fieldhouse at West End | Greenville, South Carolina*
- Proaxis Therapy Building Renovation at ONE City Plaza | Greenville, South Carolina*
- New Holland Market Master Plan | Gainesville, Georgia*
- St. Francis Community Garden | Greenville, South Carolina*
- Shoeless Joe Jackson House Relocation & Renovation | Greenville, South Carolina*
- Verdae YMCA | Greenville, South Carolina*
- Caine Halter YMCA | Greenville, South Carolina*
- Anytime Fitness @ 100 East | Greenville, South Carolina*

*Denotes project with a previous firm

Douglass Whiteaker

WATER TECHNOLOGY, INC., PRESIDENT
PRINCIPAL-IN-CHARGE OF AQUATIC DESIGN

Doug, has extensive knowledge and experience in the aquatic industry and is dedicated to the planning and design of these facilities. He excels in managing integrated project delivery teams, and his hands-on management abilities energize effective collaboration. Ultimately, his goal is to ensure that the needs and expectations of the client are exceeded.



EDUCATION

Bachelor of Arts, Chemistry & Biology
Luther College, Decorah, Iowa

PROFESSIONAL AFFILIATIONS

Construction Specifications Institute (CSI)
National Recreation and Park Association (NRPA)

RELEVANT PROJECTS

- Adventure Island at Family FunPlex | Greeley, Colorado
- Bill Heddles Recreation Center | Delta, Colorado
- Brighton Prairie Recreation Center | Brighton, Colorado
- Broomfield Community Center Study | Broomfield, Colorado
- Central Park Recreation Center at Stapleton | Denver, Colorado
- City of Alamosa Aquatic Center | Alamosa, Colorado
- East Ridge Recreation Center | Highlands Ranch, Colorado
- Eastern Rio Blanco Recreation Center | Meeker, Colorado
- Erie Community Center | Erie, Colorado
- Fraser Valley Recreation Center | Fraser, Colorado
- Gunnison Community Center | Gunnison, Colorado
- Hatfield Chilson Rec/Senior Center | Loveland, Colorado
- Margaret W. Carpenter Recreation Center | Thornton, Colorado
- Westminster Swim & Fitness Center | Westminster, Colorado
- Wheat Ridge Recreation Center | Wheat Ridge, Colorado
- Woodland Park Family YMCA | Woodland Park, Colorado
- Crown Mountain Recreation Center | Basalt, Colorado
- Cottonwood Community Recreation Center | Cottonwood, Arizona
- Morenci Community Center | Morenci, Arizona
- Phoenix South Mountain Kroc Center | Phoenix, Arizona
- The Flagstaff Aquaplex | Flagstaff, Arizona
- Las Cruces Regional Recreation & Aquatic Center | Las Cruces, New Mexico
- Albany Family YMCA | Albany, Oregon
- East Portland Community Center | Portland, Oregon
- Washington Monroe Community Center | Portland, Oregon
- West Linn Aquatic Center | West Linn, Oregon
- Federal Way Community Center | Federal Way, Washington
- Haselwood YMCA | Silverdale, Washington
- Lynnwood Recreation Center | Lynnwood, Washington
- Mukwonago YMCA | Mukwonago, Wisconsin
- Sealed Air Family YMCA | Racine, Wisconsin

Adam Pfister

WATER TECHNOLOGY, INC.
PROJECT DESIGNER

Working within the parameters given, **Adam** orchestrates a symphony of aquatic elements and features throughout the facility. His designs transform flat, monotonous areas into stimulating aquatic destinations using elevation and unique, custom created structures.



EDUCATION

B.A. in Landscape Architecture
Iowa State University, Ames

YEARS EXPERIENCE

Years with Current Firm: 10

Years with in the Industry: 11

LICENSES/REGISTRATIONS

NSPF Certified Pool/Spa Operator (CPO)

Revit Certified Professional

RELEVANT PROJECTS

- Hatfield-Chilson Recreation & Senior Center | Loveland, Colorado
- Greeley Citywide Masterplan of Outdoor Aquatic Centers | Greeley, Colorado
- Lone Tree Recreation Center | Littleton, Colorado
- Bentonville Community Center | Bentonville, Arkansas
- Cottonwood Community Recreation Center | Cottonwood, Arizona
- Forest City Family Aquatic Center | Forest City, Iowa
- Apple Canyon Lake Property Pool and Bathhouse | Apple River, Illinois
- PDes Plaines Park District Chippewa Pool | Des Plaines, Illinois
- Willow Stream Aquatic Center Renovation | Buffalo Grove, Illinois
- Green Lake Family Aquatic Center | River Forest, Illinois
- Prophetstown State Park Family Aquatic Center | Battleground, Indiana
- Salt City Splash Aquatic Center Study | Hutchinson, Kansas
- Tie Breaker Family Aquatic Center | Hopkinsville, Kentucky
- Turtle Cove | Belleville, Michigan
- Lions Water Adventure at the Woodmen Community Center | Kinston, North Carolina
- Williston Area Recreation Center | Williston, North Dakota
- Dubuque Country Club | Dubuque, Iowa
- Linn-Mar Community School District Natatorium | Marion, Iowa
- Niles North High School | Niles, Illinois
- Aberdeen Family Aquatic Center | Aberdeen, South Dakota
- Madison Outdoor Aquatic Center | Madison, South Dakota
- Russ McEwen Aquatic Center | Big Spring, Texas
- NRH2) Waterpark | North Richland Hills, Texas
- Creekside Family Aquatic Center | The Woodlands, Texas
- Upton Hill Regional Park Pool | Arlington, Virginia
- Lynnwood Recreation Center | Lynnwood, Washington
- Kandle Park Pool | Tacoma, Washington
- Reindahl Splash Pad | Madison, Wisconsin
- Goeres Park Pool | Lodi, Wisconsin
- Hoyt Park Pool | Wauwatosa, Wisconsin
- Manitowoc Family Aquatic Center | Manitowoc, Wisconsin

Ryan Nachreiner

WATER TECHNOLOGY, INC.
PROJECT DIRECTOR

Extensive hands-on experience troubleshooting countless facilities enables **Ryan** to provide a realistic and broad perspective on aquatic operations, systems and programming. He is committed to the advancement of the aquatic industry through education and the development of best practices. Ryan provides seminars and training to enhance the aquatic experience for all.



EDUCATION

M.S., Economics & Education, 2010

University of Wisconsin, Whitewater

B.A. in Business Administration, Finance, 2005

University of Wisconsin, Whitewater

YEARS EXPERIENCE

Years with Current Firm: 5

Years with in the Industry: 10

LICENSES/REGISTRATIONS

NSPF Certified Pool/Spa Operator (CPO)

RELEVANT PROJECTS

- Henderson Pool Renovation | Lethbridge, Alberta, CAN
- Moose Jaw Aquatic Study | Moose Jaw, Saskatchewan, CAN
- Seton Community Recreation Centre | Calgary, Alberta, CAN
- Travelodge Waterpark Renovation | Regina, Saskatchewan, CAN
- Lakewood Link Aquatic Study | Lakewood, Colorado
- Woodhaven SplashPark Study | Sublette, Illinois
- Lenexa Civic Center | Lenexa, Kansas
- Midland County Pool Study | Midland, Michigan
- Excelsior Springs Community Center | Excelsior Springs, Missouri
- Sedalia Community Center Program | Sedalia, Missouri
- Lions Water Adventure at Woodmen Community Center | Kinston, North Carolina
- Omaha JCC Aquatic Expansion | Omaha, Nebraska
- Hillsboro 53rd Ave Community Center | Hillsboro, Oregon
- WaTiki Waterpark Expansion | Rapid City, South Dakota
- Southlake Community Center | Southlake, Texas
- PRO Sports Club Aquatic Expansion | Bellevue, Washington
- Redmond Recreation Master Plan | Redmond, Washington

Chris Dropinski | CPRE

GREENPLAY LLC
PRINCIPAL-IN-CHARGE

Chris is a Certified Parks and Recreation Executive who has 24 years of Parks and Recreation administration and management and over 30 years in the field to support her current consulting role. Her passion for teaching and moving the field forward has led to many successful master planning and feasibility projects across the country. She served as Director of the City of Boulder, Colorado, Parks and Recreation Department for over a decade.



EDUCATION

B.S., Recreation Administration/Education, 1977
State University of New York at Cortland
* Graduated Cum Laude

YEARS EXPERIENCE

Years with Current Firm: 15
Years with in the Industry: 30

LICENSES/REGISTRATIONS

Certified Parks and Recreation Executive

RELEVANT PROJECTS

- Sports Complex Feasibility Study | Ada, Oklahoma
- Four Square Mile Needs Assessment | Arapahoe County, Colorado
- Community Center Feasibility Study | Cedar Rapids, Iowa
- Recreation Programs and Services Strategic Plan | Commerce City, Colorado
- White Rock Hills Park Feasibility Study | Dallas, Texas
- Athletic Field Allocation Study | City and County of Denver, Colorado
- Multipurpose Events Center Feasibility Study | Estes Valley Recreation District, Colorado
- Recreation Center Feasibility Study | Fruita, Colorado
- Tri-City Recreation Center Feasibility Study | Guernsey, Wyoming
- Aquatic Center Business Plan Update | Kent, Washington
- Sports Facilities Feasibility Study | Lawrence, Kansas
- Parks, Recreation, and Open Space Master Plan | Louisville, Colorado
- Community Center Feasibility Study | Private Client, Morenci, Arizona
- Community Center Feasibility Study | Oxford, Mississippi

Bob Easton

GREENPLAY LLC
PROJECT CONSULTANT

Bob has 31 years of experience in Parks, Open Space, and Recreation Management. His career history has involved all aspects of park and recreation administration with a focus on parks and open space development and management. Bob has been a lifetime resident of Arapahoe and Douglas Counties.



EDUCATION

- NRPA Executive Development School, 1985
University of Georgia
- B.A., Park and Recreation Administration, 1976
Metro State College, Denver
- NRPA Planning and Maintenance School, and
Western Revenue Management School

RELATED SKILLS AND AFFILIATIONS

- Public process coordination and conflict resolution
- Bond/tax election management
- Open space policy development and review
- Capital development and land acquisition

planning, appraisals
review and negotiations

- Water use regulations and policies; irrigation ditch company operations
- Risk management, insurance, safety committee, claims review
- Legislative policy, political process, and lobbying experience

RELEVANT PROJECTS

- Recreation Center Pro Forma | City of Thornton, Colorado
- Parks, Recreation, Trails, and Open Space Plan | Manitou Springs, Colorado
- Parks and Recreation Master Plan | Wheat Ridge, Colorado
- State Park Redevelopment Plans | Colorado Parks and Wildlife
- Parks, Recreation, Open Space and Trails Plan | Louisville, Colorado
- Parks, Recreation, Open Space and Trails Plan | Erie, Colorado

Melissa Chew | CPRP

GREENPLAY LLC
PROJECT MANAGER

Melissa is a Certified Parks and Recreation Professional with 35 years of experience at the national, state, county, municipal, special district and private levels in parks, trails, open space and forestry management as well as recreation programs and amenities, aquatic facilities, and special events. She also has experience in communications, staffing, budgeting, volunteer management, project funding, project/construction management, evaluations, crisis response and marketing/branding.



EDUCATION

B.S. Natural Resources Management, 1981
Colorado State University

Certificate, Public Administration

Metro State College

Certificate, Western Revenue Management

School, NRPA

LICENSES/REGISTRATIONS

Certified Parks and Recreation Professional

RELEVANT PROJECTS

- Parks and Recreation Master Plan | Littleton, Colorado
- Recreation Center Pro Forma and Business Plan | Eaton, Colorado
- Strategic Planning | Town of Windsor*
- Legacy Plan - Department of Parks, Recreation & Culture | Town of Windsor*
- Feasibility Study - Community Recreation Center | Town of Windsor*
- Trails Master Plan | Town of Windsor*
- Communications Plan | Town of Windsor (branding)*
- Master Planning | Town of Windsor, South Suburban Parks and Recreation*
- Open Space Management Plan | South Suburban Parks and Recreation*
- South Platte Park Management Plan | South Suburban Parks & Recreation*
- Volunteer Program Development | Jefferson County Open Space*
- Interpretive Program Development | Jefferson County Open Space, City of Wheat Ridge *

*Prior to joining GreenPlay

Tab D

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Sink Combs Dethlefs References

COMMUNITY RECREATION CENTER & LIBRARY
TYRE NYCUM, DIRECTOR OF RECREATION
City of Fruita
970.858.0360
recreation@fruita.com

GRAND PARK COMMUNITY RECREATION CENTER
SCOTT LEDIN, DIRECTOR OF PARKS & RECREATION
Fraser Valley Recreation District
970.726.8968
scott@fraservalleyrec.org

GREELEY FAMILY FUNPLEX
BOB ADAMS, DIRECTOR OF RECREATION
City of Fort Collins
970.350.9401
badams@fcgov.com

Water Technology Inc. References

ADVENTURE ISLAND FAMILY FUNPLEX - GREELEY
PHIL MOYA, RECREATION MANAGER
Greeley Recreation Department
970.350.9400
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MAGIC WATERS WATERPARK
GARRETT JONES, MANAGER, CAPITAL ASSET MANAGEMENT
Rockford Park District
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WHEAT RIDGE RECREATION CENTER
BARB KLOBERDANZ, AQUATIC SUPERVISOR
City of Wheat Ridge
303.2331.1321
bkloberdan@ci.wheatridge.com

GreenPlan, LLC. References

COMMUNITY CENTER EXPANSION STUDY
TARA FOTSCH, MANAGER OF RECREATION
Town of Windsor
970.674.3512
Tfotsch@windsorgov.com

COMMUNITY RECREATION CENTER FEASIBILITY STUDY
CONNIE DODRILL, DIRECTOR OF PARKS AND RECREATION
Town of Cripple Creek
719.689.3514
parks@cripple-creek.co.us

AQUATIC AND RECREATION CENTER FEASIBILITY STUDY
BRIAN DENMARK, FACILITIES DIRECTOR
City of Las Cruces
505.541.2651
bdenmark@las-cruces.org



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